

## Baynes Row, Sherburn In Elmet, LS25 6QR

- THREE BEDROOM DETACHED HOME
- BEAUTIFULLY PRESENTED
- LAID TO LAWN GARDEN
- MODERN KITCHEN
- OFF STREET PARKING AND GARAGE
- EPC RATING - B / COUNCIL TAX BAND - D

Asking Price £325,000

**HUNTERS®**  
HERE TO GET *you* THERE

# Baynes Row, Sherburn In Elmet, LS25 6QR

## DESCRIPTION

Hunters Wetherby are excited to present to the market this beautiful three bedroom detached home in the sought after village of Sherburn in Elmet.

On entering the property, you are met by an entrance hall which is laid with exquisite Kardean flooring - along with the rest of the ground floor. The ground floor comprises of one reception room, kitchen/ dining room and W/C.

The space opens up guiding you, initially, to the well-proportioned lounge which has a large bay window providing views over the front of the property. The lounge benefits from French doors which lead out into the well manicured, securely fenced rear garden and patio. This outdoor space is an ideal setting for wholesome, summer family gatherings.

Leading on from the lounge, is the kitchen diner. This stylish and contemporary kitchen is fitted with sleek, shaker style wall and base units along side an integral oven, induction hob, washing machine, dishwasher, fridge freezer and also benefits from a sink and mixer tap. The window in the kitchen diner provides a stream of light creating a bright, open and airy atmosphere. This spacious kitchen diner is perfect for festive holidays and family gatherings.

To complete the ground floor is the W/C fitted with low level W/C and hand wash basin.

Graduating to the upper floor of the property, you are first met with the naturally well-lit second bedroom. This double room is benefitted by a large window which provides views over the front of the property. Adjacent to this bedroom is the third bedroom - this room is currently being used as a dressing room and is benefited by fitted wardrobes for ample storage.

The principle bedroom is features a generously sized window which creates a warm, welcoming ambience in the room, and en-suite. The en-suite comprises a 3 piece white suite with low level W/C, wash hand basin and walk in rainfall shower with handheld attachment.

Finalising the top floor of the property is the house bathroom. This bathroom provides a panelled bath with shower attachment, low level W/C, hand wash basin and heated towel rail.

Externally, the front of the property features a tarmac drive with off street parking and a garage. The well kept bushes border the paved path which leads from the pavement to the front door.

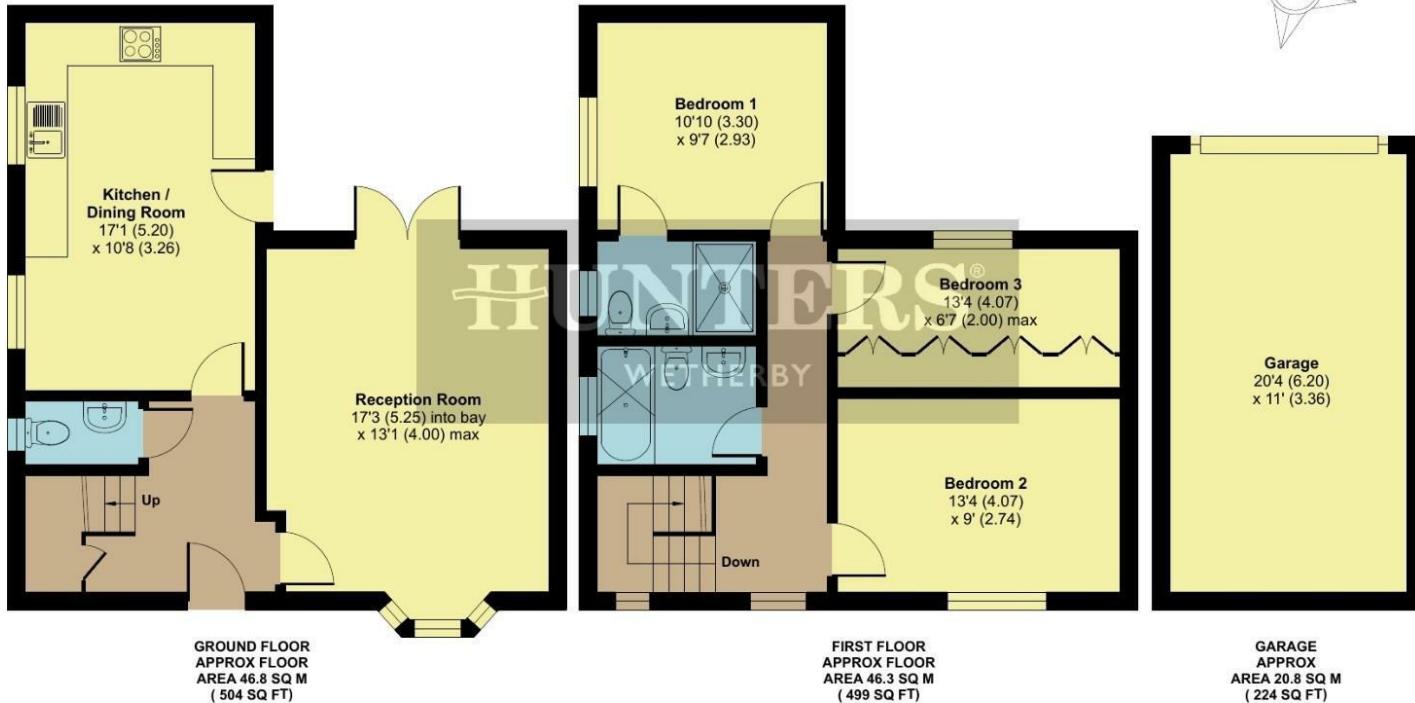
Sherburn In Elmet is a historic town in North Yorkshire which is located between Leeds and York, that blends rural charm with urban amenities. Sherburn offers historical sites like Sherburn Castle ruins alongside modern shops, cafes, and green spaces for recreation.





# Baynes Row, Sherburn In Elmet, Leeds, LS25

Approximate Area = 1003 sq ft / 93.1 sq m  
 Garage = 224 sq ft / 20.8 sq m  
 Total = 1227 sq ft / 113.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025.  
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## Viewings

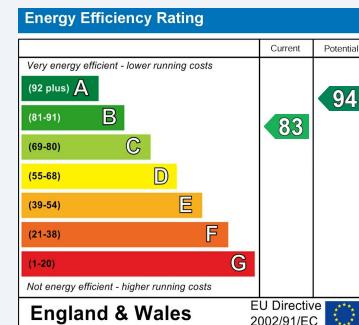
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.