



## THE STABLES BAYTON LANE

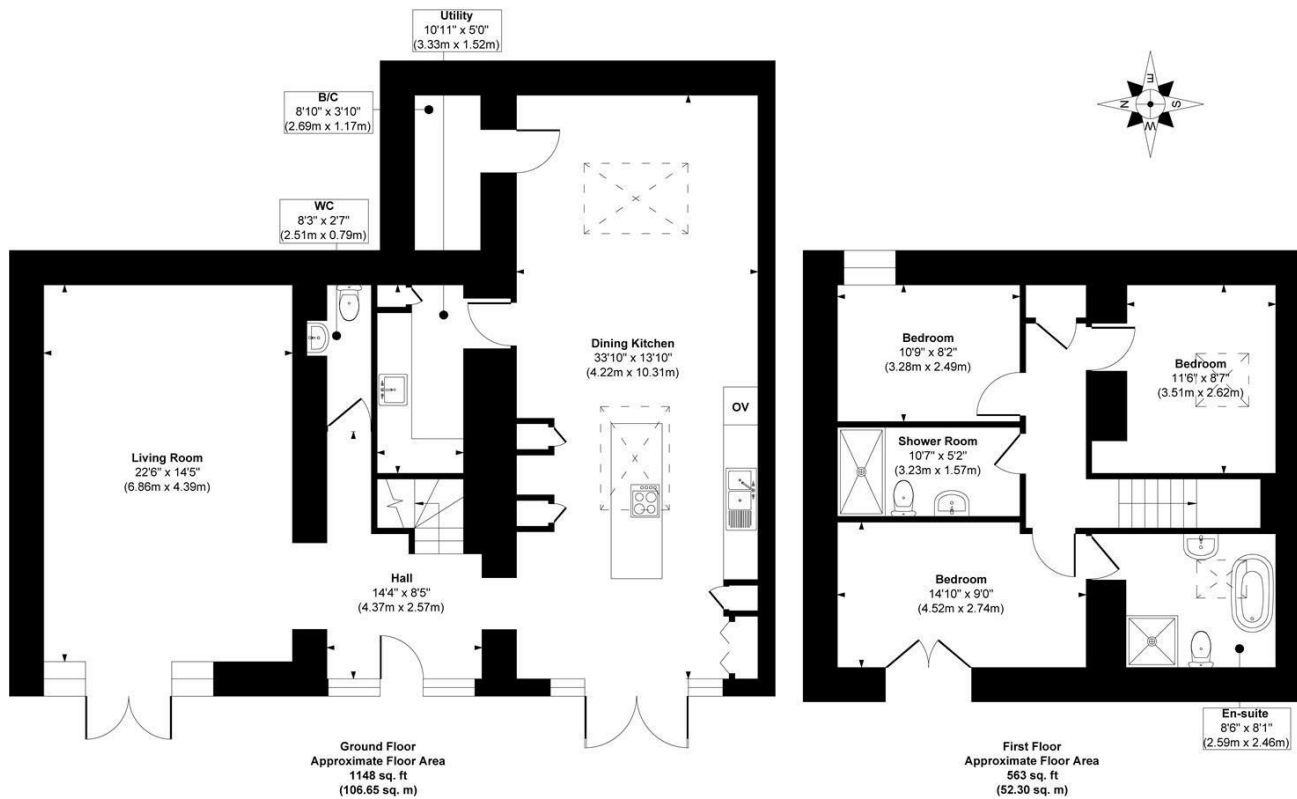
LEEDS, LS18 5EY

£695,000  
FREEHOLD

Monroe is delighted to present this exceptional, move-in-ready residence nestled in the heart of the highly sought-after Horsforth community. Meticulously maintained and finished to a high standard, this three-bedroom home offers the perfect blend of modern comfort and timeless appeal. Beyond the interior, the property truly shines; it is set within an expansive, private plot of approximately one acre, providing a rare opportunity to enjoy substantial outdoor space and tranquility in one of the area's most desirable locations.

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**Approx. Gross Internal Floor Area 1711 sq. ft / 158.95 sq. m**

Illustration for identification purposes only. measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	71
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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