

Park Row

The proactive estate agent



Abbeystone Way, Monk Fryston, Leeds, LS25 5NF

£175,000



****GROUND FLOOR APARTMENT**TWO BEDROOMS**EN-SUITE**PATIO AREA**PARKING**NO ONWARD CHAIN**OPEN PLAN KITCHEN/DINING/LIVING ROOM**PERFECT FOR FIRST TIME BUYERS**SOUGHT AFTER VILLAGE LOCATION****

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS



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INTRODUCTION

Nestled in the charming village of Monk Fryston, this delightful ground floor stone-built apartment on Abbeystone Way offers a perfect blend of modern living and village charm. Ideal for first-time buyers, this property features two generously sized bedrooms, with the master bedroom benefiting from an en-suite bathroom, ensuring comfort and privacy.

The spacious modern bathroom is designed with contemporary fittings, providing a relaxing space for unwinding after a long day. The heart of the home is the open plan kitchen, dining, and living area, which is bathed in natural light thanks to double doors that lead out to a lovely patio. This outdoor space is a rare find for an apartment, offering an excellent area for outdoor seating, perfect for enjoying a morning coffee or entertaining guests.

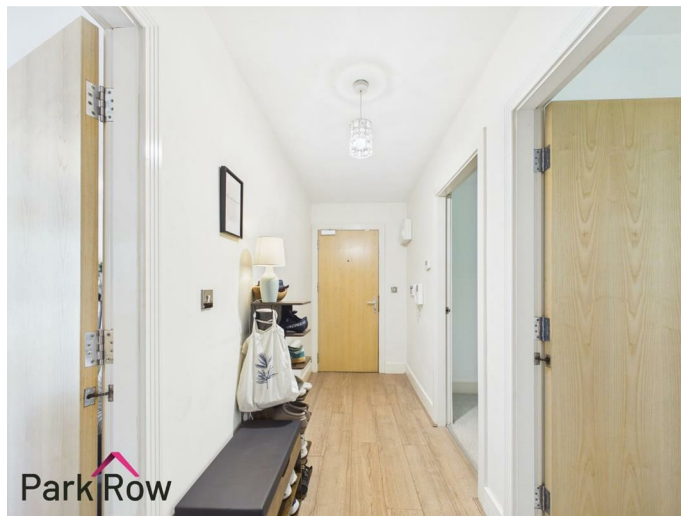
Additionally, the property includes convenient parking at the front, making it easy for residents and visitors alike. With its desirable location in Monk Fryston, this apartment not only provides a comfortable living space but also a sense of community and access to local amenities. This is a wonderful opportunity to own a modern apartment in a picturesque setting. Don't miss your chance to make this charming property your new home.

ENTRANCE

Enter through a wooden door in the communal hallway which leads into;

ENTRANCE HALLWAY

14'6" x 4'4" (4.44 x 1.33)



A central heating radiator, a central heating radiator and internal doors which lead into;

KITCHEN/DINING/LIVING ROOM

24'9" x 15'7" (7.56 x 4.75)



Two double glazed windows to the rear elevation, wooden shaker-style wall and base units surrounding the kitchen area, square-edge laminate worktop which extends to create a breakfast bar with space for seating, built in oven, four ring electric hob with a built in extractor fan over, tiled splashback, integral washing machine, integral fridge/freezer, stainless steel drainer sink with chrome taps over, a central heating radiator and double glazed double doors that lead out to the patio area.





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BEDROOM ONE

(11'8" x 10'3") + (7'8" x 5'6") ((3.58 x 3.14) + (2.36 x 1.68))



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A double glazed window to the rear elevation, built in wardrobes, a central heating radiator and an internal door which leads into;



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chrome taps over, a fully tiled corner shower with a glass shower screen, a chrome heated towel rail and half tiled to the wall behind the W/C.

BEDROOM TWO
10'11" x 9'8" (3.35 x 2.97)



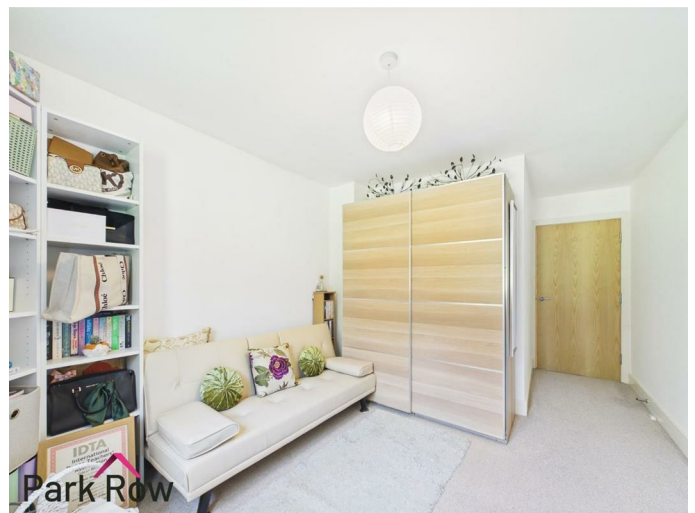
A double glazed window to the rear elevation and a central heating radiator.



EN-SUITE
5'9" x 5'3" (1.76 x 1.62)



Includes; a close coupled w/c, a pedestal hand basin with



BATHROOM

10'3" x 8'6" (3.14 x 2.60)



An obscure double glazed window to the rear elevation and includes; a close coupled w/c and a hand basin with chrome taps over set within the same white tiled unit, a panel bath with a mains shower over and a glass shower screen, a chrome heated towel rail and tiled flooring.

EXTERIOR

FRONT



To the front of the property there is a communal car park with space for parking and access into the main building.

PATIO



Accessed via the front of the home or through the double doors in the kitchen/dining/living room where you will step out onto; a paved area with space for seating.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G



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Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm

Saturday - 9.00am to 1pm

Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122

SELBY - 01757 241124

GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

Tenure: Leasehold

Local Authority: North Yorkshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

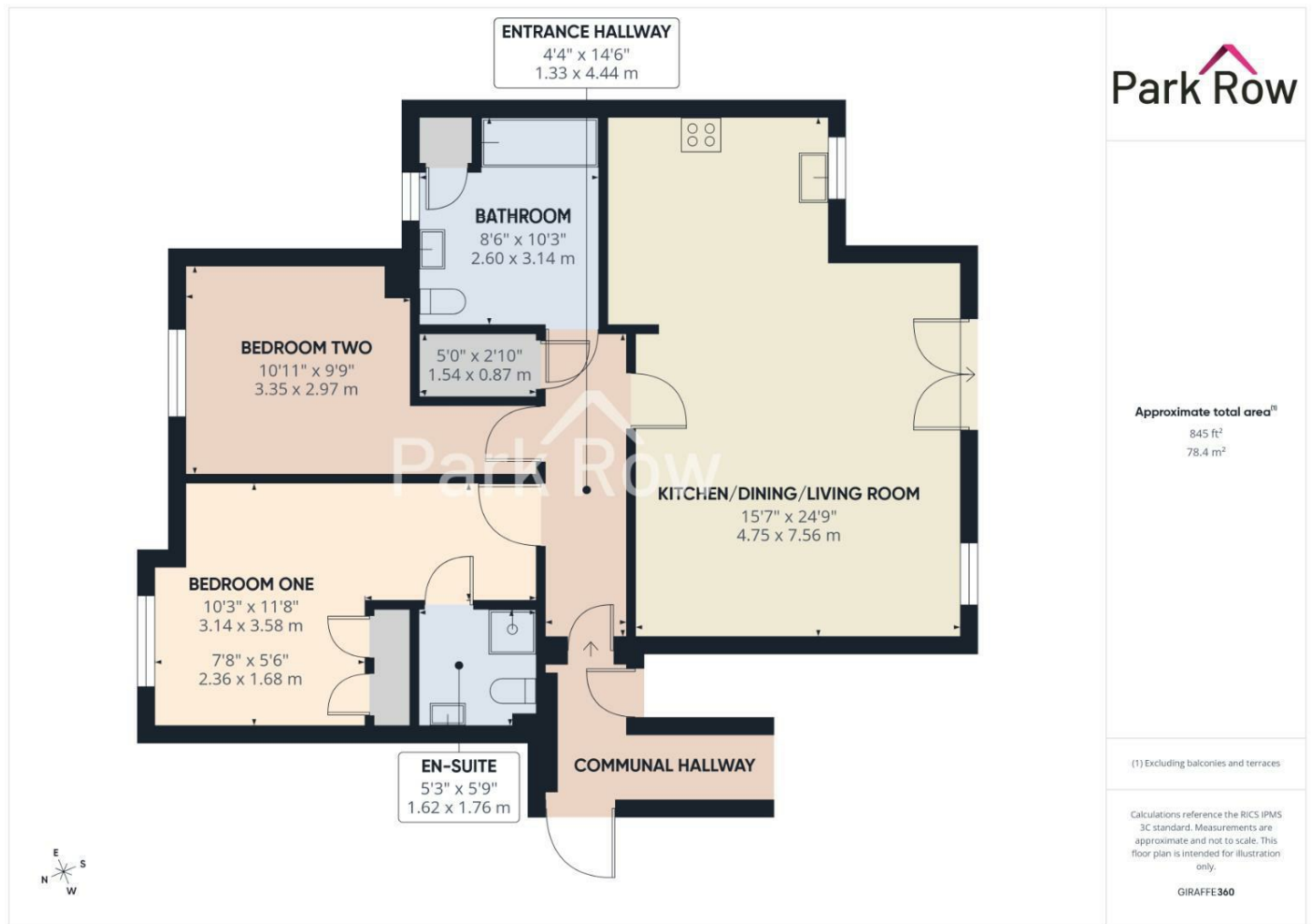
VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(40-54) E			(40-54) E		
(21-39) F			(21-39) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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