Park Row

The proactive estate agent



Church Lane, Monk Fryston, Leeds, LS25 5DY

Offers In Excess Of £290,000

3 1 1

Nestled in the charming village of Monk Fryston, this delightful semi-detached home offers a perfect blend of comfort and convenience. Featuring three well-proportioned bedrooms, including a master bedroom with en-suite, a welcoming reception room, off-road parking and an enclosed rear garden, this property is ideal for families or those seeking additional space. Situated in a friendly village with picturesque surroundings, Monk Fryston offers a tranquil lifestyle whilst remaining within easy reach of Leeds and its amenities, making this an excellent opportunity to enjoy village living without compromising on modern comforts.







INTRODUCTION

Nestled in the charming village of Monk Fryston, this delightful semi-detached home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space.

The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. The property also boasts off-road parking, ensuring that you have a secure place for your vehicle, which is a valuable asset in this sought-after area.

Step outside to discover an enclosed rear garden, a lovely space for outdoor activities, gardening, or simply enjoying the fresh air. The garden offers a private retreat, ideal for family gatherings or quiet evenings under the stars.

Monk Fryston is known for its friendly community and picturesque surroundings, making it a desirable location for those looking to settle in a tranquil village setting while still being within easy reach of Leeds and its amenities. This property presents an excellent opportunity for anyone looking to enjoy the benefits of village life without sacrificing modern comforts. Don't miss the chance to make this lovely house your new home.

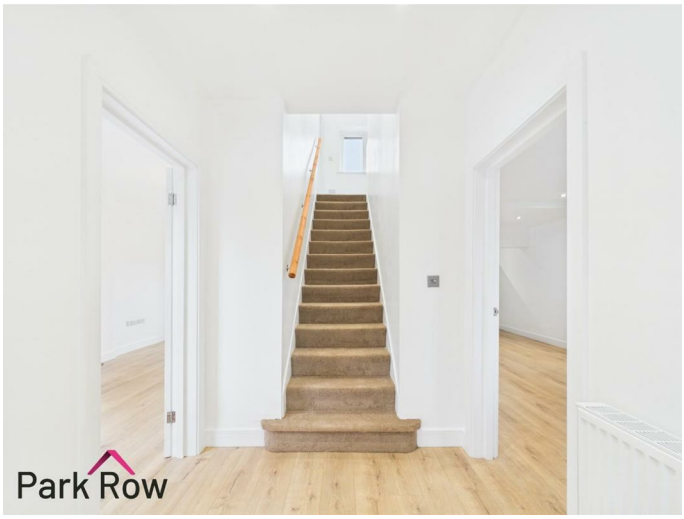
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a green composite door with two obscure double glazed windows within which leads into;

HALLWAY

6'2" x 7'4" (1.89 x 2.26)



Obscure double glazed window to the front elevation, central heating radiator, stair access and internal doors which lead into;

LOUNGE

9'8" x 16'3" (2.97 x 4.97)



Double glazed window to the front elevation, central heating radiator, open fireplace with slate hearth and double glazed double doors which lead out to the rear garden.



KITCHEN
11'6" x 20'4" (3.52 x 6.20)



Double glazed window to the front elevation, double glazed window to the rear elevation, white vertical radiator, sage green shaker-style base and wall units, marble worktop, stainless steel drainer sink with a chrome tap over, electric hob with integrated extractor fan over, integrated oven, integrated fridge/freezer, a breakfast bar with space for seating, obscure double glazed double doors which lead into the bathroom and steps which lead down to;





PANTRY
2'10" x 7'3" (0.87 x 2.23)

Double glazed window to the rear elevation and a built-in cupboard with space for storage.

BATHROOM
6'3" x 14'7" (1.91 x 4.45)

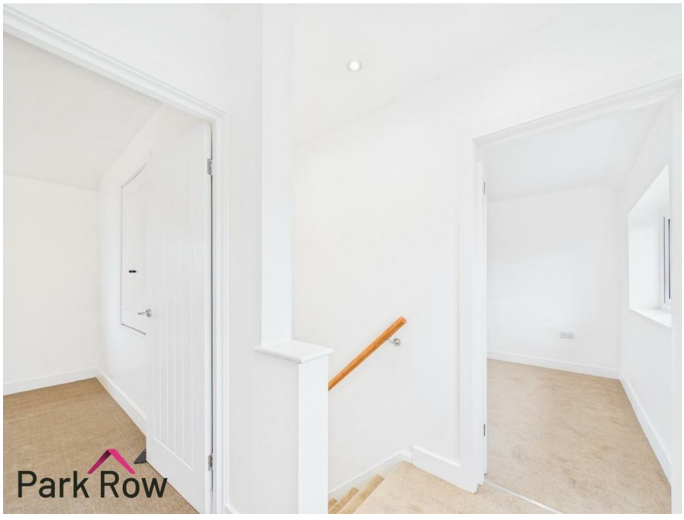


Two obscure double glazed windows to the side elevation, half-panelled walls, grey wooden vanity unit with space for storage, inset hand wash basin with a chrome tap over, back-to-wall w/c, grey heated towel rack, squared-edge panel bath with stainless steel taps over and a fully panelled mains shower with a glass shower screen.



FIRST FLOOR ACCOMMODATION

LANDING
6'0" x 4'10" (1.83 x 1.48)



Double glazed window to the rear elevation and internal doors which lead into;

BEDROOM ONE
9'8" x 16'4" (2.95 x 4.98)



Double glazed window to the front and rear elevation, central heating radiator and an internal door which leads into;



ENSUITE
5'7" x 3'4" (1.71 x 1.02)



Central heating radiator, wall-hung hand wash basin, tiled back splash and a close-coupled w/c.

BEDROOM TWO
11'6" x 7'10" (3.52 x 2.41)



Double glazed window to the front elevation, central heating radiator and a built-in cupboard with space for storage.



BEDROOM THREE
8'7" x 8'2" (2.62 x 2.49)



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



EXTERIOR

FRONT



Dwarf brick wall to the front, concrete area with space for parking, stone wall to the right-hand side, wooden fencing to the left-hand side and a wooden fence at the side of the property which leads out to;

REAR



Accessed via the side gate and the double doors in the lounge, paved pathway around the perimeter, grass area, elevated stone area and stone walls to all elevations.





AERIAL PHOTO



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

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.

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

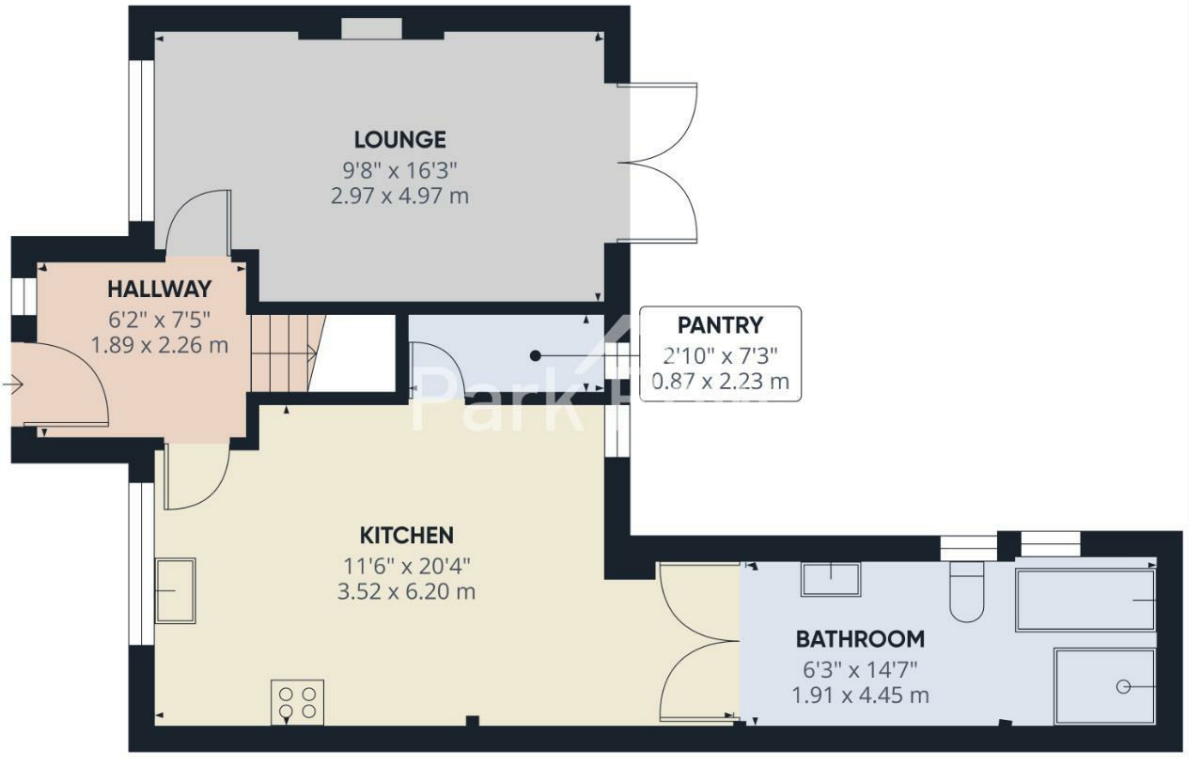
TENURE AND COUNCIL TAX

Tenure: Freehold
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 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.



Floor 0

Park Row

Approximate total area(1)

539 ft²

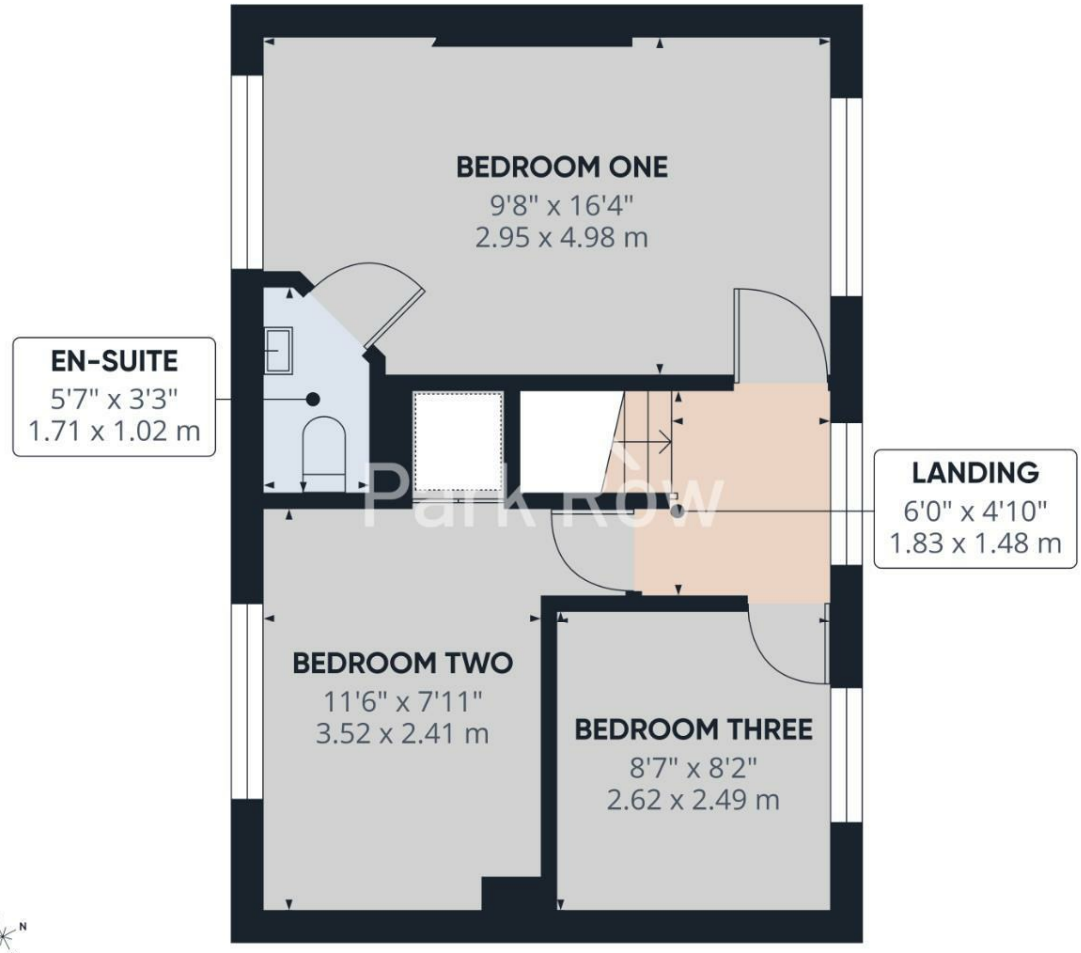
50.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

Park Row

Approximate total area(1)

364 ft²

33.8 m²

(1) Excluding balconies and terraces

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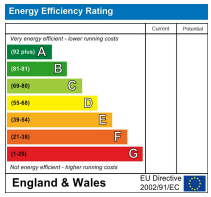
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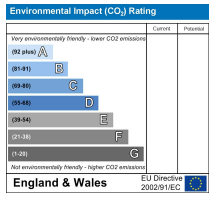












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