



The Meadows

Monk Fryston, LS25 5PJ



Introduction

Welcome to this charming 3/4 bedroom detached home, located in a quiet cul-de-sac in the quaint and picturesque village of Monk Fryston. This beautiful property boasts a large floorplan with 3 reception rooms which flow easily and make for a fantastic large family home. Well located for good schools and with easy commuting to Leeds, Selby and York, Monk Fryston is a popular and sought after village idyll.

To the ground floor are three good sized reception rooms including a large family living room complete with feature wood-burning stove. Dining room/family room leading to a well maintained and spacious conservatory and large open-plan kitchen/diner which has been further extended into the garage to create the perfect family space.

Services: We are advised by the vendor that the property is supplied with mains services including water, electricity and gas and is a Freehold property.

To the first floor are three/four well proportioned bedrooms including 3 very good doubles, a large single and a further office/study/occasional room. The property has been modified to create an extra-large principle suit, and could for minimal work be restored to create the fourth bedroom. There are two bathrooms, a well appointed family bathroom with vanity sink and over-bath shower and a new refurbished en-suite to the principle suite.



Key Features

- Substantial Four Bed detached home
- Offered chain free
- Stone built, Double Garage and large driveway
- Large west-facing garden
- Large Driveway and Garage
- Cul-de-sac location
- Three reception rooms/Two Bathroom
- EPC: D - Council Tax: F
- EV Charging







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

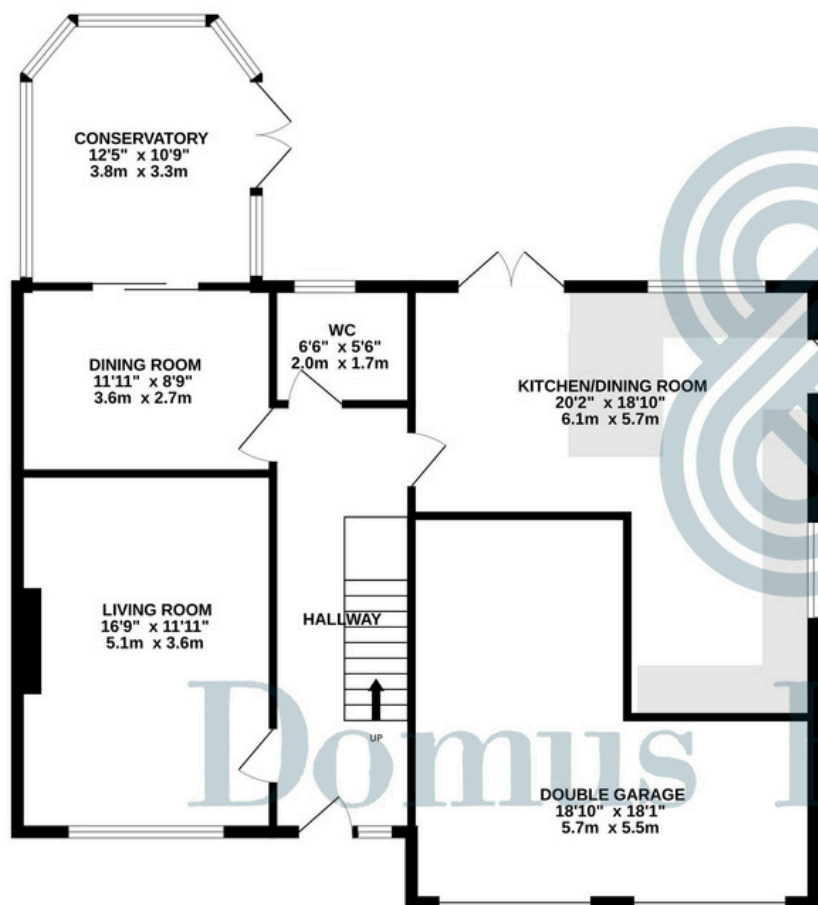
AREA GUIDE

This peaceful village location offers a tranquil escape from the hustle and bustle of city life, while still being just 1.8 miles away from the nearest train station, providing easy access to nearby towns and cities. Leeds and York are easily accessed by car and the A1 leading to the M62 is just a 5 minute drive through the neighbouring village of Lumby.

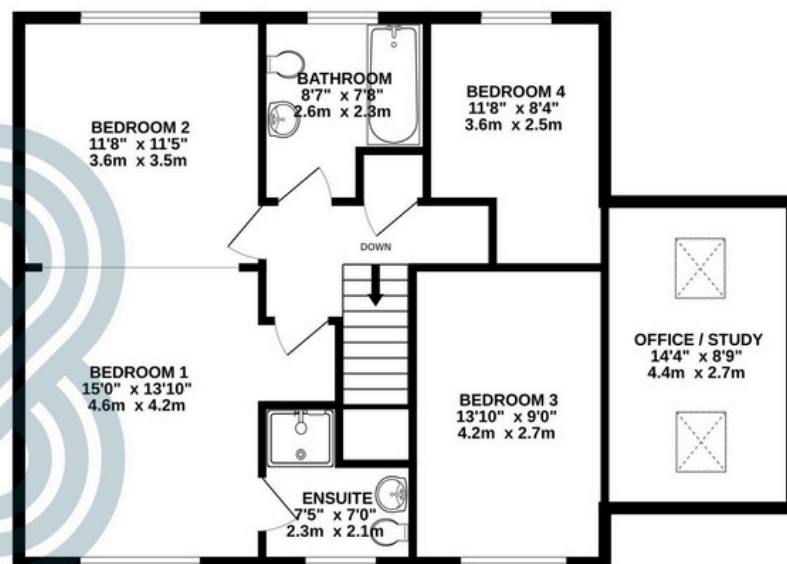
PROPERTY TYPE	Stone Built Detached
BEDROOMS	4/5
RECEPTION ROOMS	3
BATHROOMS	2

TENURE	Freehold
SERVICES	Mains Services
TERMS OF SALE	Private Treaty
VIEWING	Strictly By Appointment

GROUND FLOOR
1136 sq.ft. (105.5 sq.m.) approx.



1ST FLOOR
825 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA : 1960 sq.ft. (182.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.