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12 Lumby Lane, Monk Fryston, Leeds, LS25 5DS

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Asking Price £450,000

DESCRIPTION

NO ONWARD CHAIN. Hunters are delighted to be able to offer for sale this well presented impressive stone build four bedroom executive detached home situated within the popular village of Monk Fryston. The property benefits from a gas central heating system, UPVC double glazing and briefly comprising a spacious entrance hall, living room with log burning stove kitchen/dining room, utility room and downstairs cloakroom/w.c to the ground floor. To the first floor bedroom one with built in wardrobe and en-suite bathroom. Bedroom two and three with dressing room and ensuite bathroom and one further bedroom with built in wardrobes. To the front of the property a graveled drive leads to an integral garage with parking for several vehicles. To the side of the property a graveled driveway leads to an enclosed low maintenance garden with shrub borders and fencing around the perimeter. Viwing comes highly recommended. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Monk Fryston is a popular historic village within easy reach of the main centres of Selby, York and Leeds. The village has its own facilities including shops, public houses and restaurant with a further range of amenities available in the nearby towns of Selby, York and Leeds. Situated within approximately 5 minutes drive of the A1 with the A1/M1 link road, M62 and A64 also being within close proximity.

DIRECTIONS

From Selby Town centre proceed along the A63 Leeds Road, through the village of Thorpe Willoughby and Hambleton. On entering Monk Fryston continue onto Main Street and then turn onto Lumby Lane where the property is located on the right hand side.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : D

The property has a shared driveway.

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

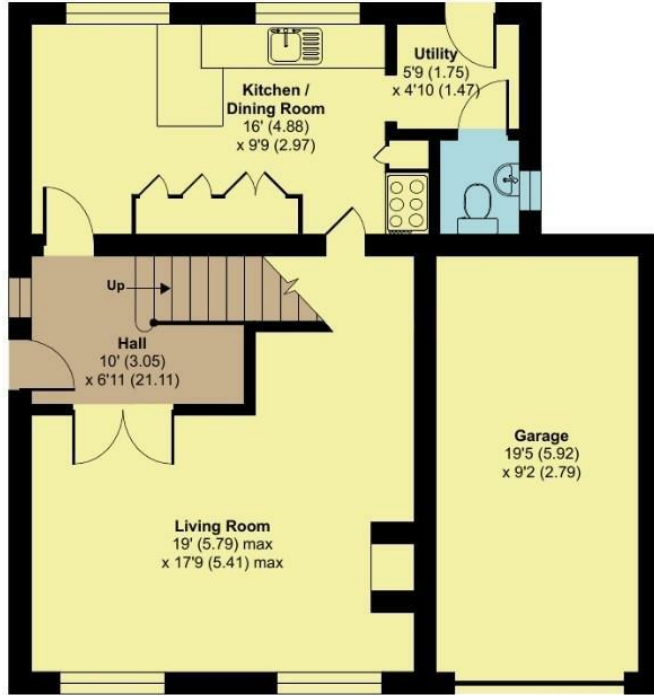
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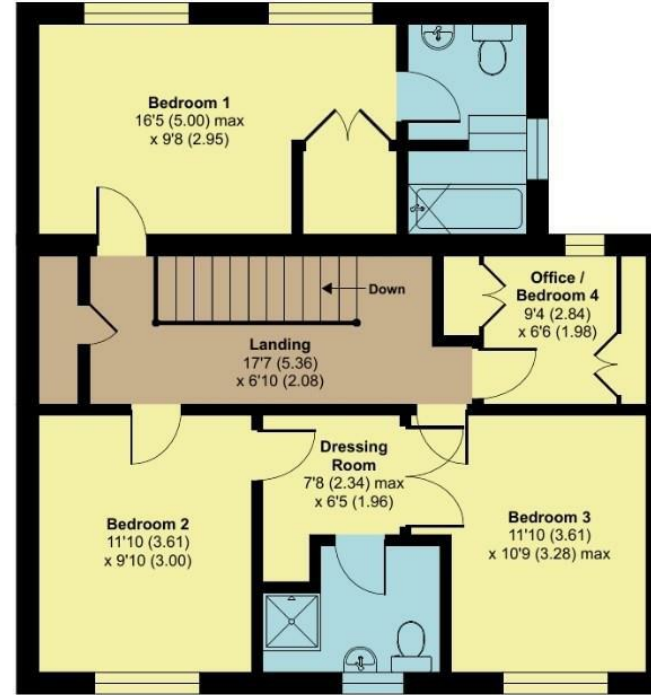


Approximate Area = 1351 sq ft / 125.5 sq m
 Garage = 179 sq ft / 16.6 sq m
 Total = 1530 sq ft / 142.1 sq m

For identification only - Not to scale



GROUND FLOOR
 APPROX FLOOR
 AREA 53.3 SQ M
 (574 SQ FT)



FIRST FLOOR
 APPROX FLOOR
 AREA 72.2 SQ M
 (777 SQ FT)



**Certified
 Property
 Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1154118

