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Wayside Fold, 34 Main Street, Monk Fryston, Leeds, LS25
5EG

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Offers Over £360,000

DESCRIPTION

Hunters Selby are delighted to be able to offer for sale this well presented, impressive stone build three double bedroom executive detached home situated within the popular village of Monk Fryston. The property benefits from a gas central heating system and double glazing and briefly comprising a spacious entrance hall, downstairs cloakroom/w.c, modern fitted kitchen with appliances and granite worktops, utility room, dining room and living room with log burning stove to the ground floor. To the first floor bedroom one with en-suite, two further bedrooms, office and a modern family bathroom. To the front of the property there is a driveway leading down the side of the house. To the rear of the property there is a garden laid to lawn along with to the rear with several patio area, mature shrubs and fencing around the perimeter. The property also benefits from a separate detached garage and one further allocated parking spot. Viewing comes highly recommended to appreciate the accommodation on offer. 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 the property is located on the right hand side.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : D

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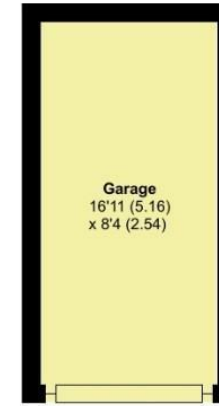
Main Street, Monk Fryston, Leeds, LS25

Approximate Area = 1171 sq ft / 108.7 sq m

Garage = 142 sq ft / 13.1 sq m

Total = 1313 sq ft / 121.8 sq m

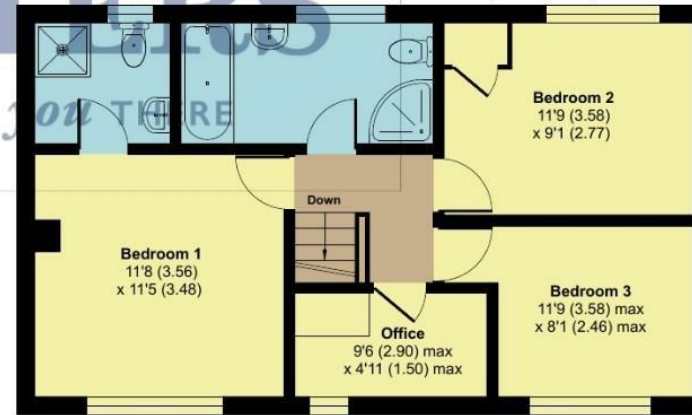
For identification only - Not to scale



GARAGE
AREA 13.1 SQ M
(142 SQ FT)



GROUND FLOOR
APPROX FLOOR
AREA 58.6 SQ M
(631 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 50.1 SQ M
(540 SQ FT)



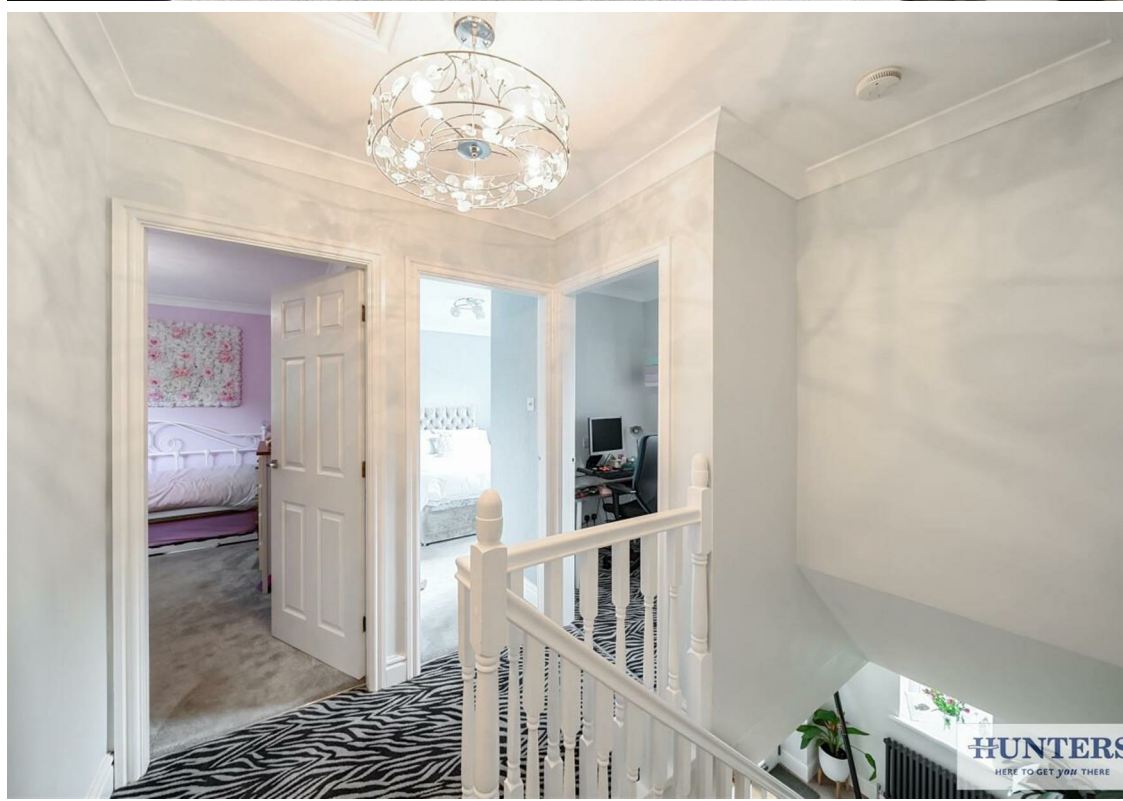
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1196140



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		England & Wales	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		England & Wales	







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