



Main Street

Monk Fryston, Leeds, LS25 5DU
New Price £775,000



SIGNATURE

BY

Emsleys | estate agents

Main Street

Monk Fryston, Leeds, LS25 5DU

STUNNING HOME. ENVIABLE POSITION. OVER 0.5 ACRES. SOUGHT AFTER LOCATION.

An impressive stone built family home set back in over 0.5 acre of land with views of the landscaped gardens and open countryside. The accommodation extending to over 3000 sq ft briefly comprises; a magnificent entrance reception hall, lounge with a wood burner, a stunning family dining/kitchen with a walk-in pantry, large utility with WC, study, family room and a conservatory enjoying the outlook over the gardens. The first floor has four double bedrooms with the master having a dressing room and an en-suite, the guest bedroom also has en-suite bathroom facilities and there is a generous sized updated house bathroom. Outside, double wrought-iron gates open onto a recently block-paved front providing ample parking for several vehicles and access to a detached large garage, which the current vendor has added. Access to the rear can be gained via either side via a secure wrought-iron gate onto the rear garden which is superb in size with a flagged patio and retaining wall which then leads onto the extensive lawned garden extending to over 0.5 acre having superb privacy. The property has solar panels which are owned with a generation tariff of approx. 15p per Kwh and also links to the pressurised hot water tank to make this an efficient home to run. A rare opportunity not to be missed with so much on offer.

- ENVIABLE TUCKED AWAY LOCATION
- OVER 0.5 ACRE PLOT
- OVER 3000 sq FT
- STUNNING PRIVATE LARGE GARDEN
- DETACHED GARAGE
- SOLAR PANELS
- Council Tax Band G
- EPC Rating B



Ground Floor

Reception Hall

19'0" x 16'4" (5.80m x 4.98m)

Composite double-glazed entrance door with wood flooring, two radiators, oak staircase to the first floor with a PVCu double-glazed window to the rear aspect, ceiling spotlights, useful fitted base units with a wood top and doors to the study, lounge, family room and kitchen/diner.

Kitchen/Diner

15'2" x 16'10" (4.62m x 5.12m)

Boasting a light wood fronted range of base units with drawers and earthstone work surfaces. Inset one and half bowl sink, space for a range, additional integrated single oven and a dishwasher. Recess with an oak top over cream base units with drawers. Tiled floor, radiator, beams to the ceiling with spotlights, French doors to the front with windows either side and doors to a large pantry and utility room.

Pantry

8'10" x 4'7" (2.69m x 1.39m)

Continuation of flooring from the kitchen, shelves to three walls providing superb storage space.

Utility Room

6'5" x 14'1" (1.96m x 4.29m)

Having a more modern range of light wood effect wall and base units with laminate work surfaces and a stainless steel sink and drainer. Continuation of flooring from the kitchen, radiator, plumbing for a washing machine, cupboard, PVCu double-glazed window and side entrance door and a door to the WC.

WC

Having a low flush WC, radiator, base unit with wash hand basin, PVCu double-glazed frosted window and floor continuation from utility room.

Study

7'8" x 8'6" (2.34m x 2.59m)

Fitted wardrobe and workspace, radiator and PVCu double-glazed window to the rear aspect.

Lounge

21'11" x 17'7" (6.68m x 5.36m)

Having a focal fireplace with exposed brick pillars either side of the stone hearth with a sleeper mantle over the wood burner. Beams to the ceiling with spotlights, two double panel central heating radiators,

PVCu double-glazed window to the front aspect and French doors to the rear with windows either side.

Family Room

11'3" x 12'3" (3.43m x 3.73m)

Laminate flooring, radiator, beam to the ceiling, PVCu double-glazed windows either side of French doors to the conservatory.

Conservatory

PVCu double-glazed with a glass roof, radiator and laminate flooring. Sliding patio doors to the rear garden and French doors to the side patio.

First Floor

Landing

Featuring a lovely galleried landing with a radiator, loft hatch, passage off with a large cupboard and doors to rooms.

Master Bedroom

14'4" x 17'7" (4.37m x 5.36m)

PVCu double-glazed window to the rear aspect, radiator, down lighters to the ceiling and an open recess to the dressing room.

Dressing Room

6'10" x 17'8" (2.08m x 5.38m)

PVCu double-glazed window to the front aspect, radiator, two sets of fitted wardrobes, down lighters to the ceiling and a door to the en-suite.

En-suite

Fully tiled walls and floor with a push flush WC, shower enclosure and wash hand basin set within a glass and timber unit. PVCu double-glazed frosted window, shaver point, chrome central heated towel warmer and an extractor.

Bedroom

11'4" x 12'1" (3.45m x 3.68m)

PVCu double-glazed window to the rear aspect, a double panel central heating radiator, down lighters to the ceiling, built-in wardrobe and a door to the en-suite.

En-suite Bathroom

Comprising; a corner bath with shower over, pedestal wash hand basin and a low flush WC. Chrome central heated towel warmer, PVCu double-glazed frosted window, down lighters to the ceiling, shaver point and an extractor.

Bedroom

15'2" x 10'7" (4.62m x 3.23m)

PVCu double-glazed window to the front aspect, double panel central heating radiator and down lighters to the ceiling.

Bedroom

11'10" x 10'6" (3.61m x 3.20m)

PVCu double-glazed window to the front aspect, double panel central heating radiator, store cupboard and down lighters to the ceiling.

Bathroom

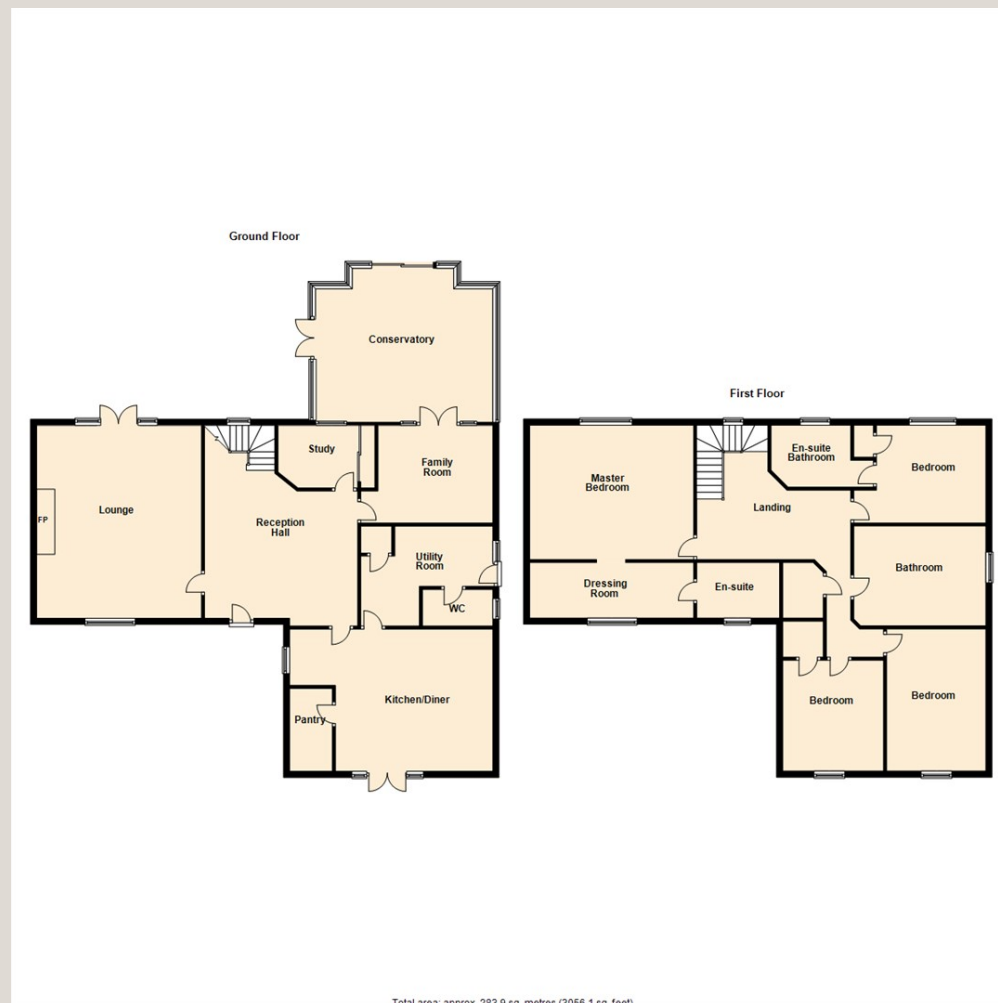
Tiled floor and half tiled walls to this large bathroom which comprises; a jet spa bath with tiled surround and step, double shower enclosure, unit housed push flush WC and a vanity housed twin sink unit. PVCu double-glazed frosted window, shaver point, chrome central heated towel warmer, down lighters to the ceiling and an extractor.

Exterior

Found tucked away off Main Street via a shared access road onto the private double wrought-iron gates which open onto a recently block-paved front providing ample parking for several vehicles and access to a detached extra large garage. Access to the rear can be gained via either side via a secure wrought-iron gate. The rear garden is superb in size with a flagged patio and a retaining wall which then leads onto the extensive lawned garden extending to over 0.5 acre and gives superb privacy.







6 Main Street, Garforth
Leeds LS25 1EZ

t. 0113 286 4000

e. garforth@emsleysestateagents.co.uk

www.emsleysestateagents.co.uk

35 Austhorpe Road, Crossgates
Leeds LS15 8BA

t. 0113 284 0120

e. crossgates@emsleysestateagents.co.uk

4 Wolsey Parade,
Sherburn in Elmet LS25 6BQ

t. 01977 680 088

e. sherburn@emsleysestateagents.co.uk

65 Commercial Street, Rothwell
Leeds LS26 0QD

t. 0113 201 4040

e. rothwell@emsleysestateagents.co.uk

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



SIGNATURE

BY

Emsleys | estate agents