



Lumby Hill | Monk Fryston | LS25 5EB

£500,000

Four bedroom detached | Council Tax Band E | EPC Rating D

Emsleys | estate agents

***STUNNING THROUGHOUT. ENVIABLE TUCKED AWAY LOCATION. LARGE GARDENS. ***

Presenting a unique opportunity to purchase an immaculate, detached home in a highly sought-after location. This exceptional property is now on the market and boasts an array of desirable features.

The property offers an abundance of space and comfort, perfect for a growing family or those looking for a relaxed lifestyle.

Comprising two welcoming reception rooms, offering ample space for entertaining and relaxation. The four bedrooms provide plenty of room for a large family or for accommodating guests. Each room is light, airy and finished to the highest standard.

The property features three bathrooms, providing convenience and privacy for all members of the family. The well-equipped kitchen is at the heart of the property, offering the perfect space for culinary exploration and family meals.

Unique features of this property include a private parking area, a beautiful garden for outdoor enjoyment, and a single garage for extra storage or vehicle security.

This property has been maintained in an immaculate condition, providing a ready-to-move-in experience for the lucky buyer.

In conclusion, this detached home offers an excellent balance of comfort, space, and convenience in a sought-after location. It is an ideal home for those who value quality, location and a well-maintained property with unique features. This property is a must-see and we encourage interested buyers to arrange a viewing at their earliest convenience.

Ground Floor

Porch

Open with main entrance door.

Hall

Two double glazed windows either side of entrance door to the front, double glazed window to side, wood floor with oak stairs to first floor, radiator, cupboard and door to sitting room and glazed door to kitchen.

Sitting Room 3.28m x 4.04m (10'9" x 13'3")

Three feature double glazed windows with inset blinds to front, radiator and continuation of flooring from hall.

Kitchen/Diner 4.72m x 3.45m (15'6" x 11'4")

Having a range of wall and base units with pan drawers, coordinating worksurfaces, matching upstand and splashback. Integrated hob, eye level oven, microwave oven, warming drawer, twin dishwasher, fridge and freezer. Downlighters to ceiling, tile effect flooring, double glazed window to side, radiator, doors to two bedrooms, shower room, lounge and utility room.

Utility Room 1.35m x 2.16m (4'5" x 7'1")

Wall and base units, complimentary worksurfaces and splashback tiling, sink with mixer tap, plumbing for washing machine, extractor, continuation of floor from kitchen and side double glazed entrance door.

Bedroom 3.25m x 3.15m (10'8" x 10'4")

Double glazed window to side, radiator and wood flooring.

Bedroom 2.41m x 3.12m (7'11" x 10'3")

Double glazed window to side, radiator and wood flooring.

Shower Room 1.27m x 3.20m (4'2" x 10'6")

Having a large shower enclosure, push flush WC, vanity unit with hand wash basin, downlighters to ceiling, extractor, radiator and shaver point.

Lounge 3.51m x 6.76m (11'6" x 22'2")

A lovely reception room with sliding doors to rear garden, wood floor and two radiators.

First Floor

Landing

Skylight, recesses to eaves, radiator and doors to rooms.

Bedroom 5.03m x 2.72m (16'6" x 8'11")

Double glazed window to rear, radiator, store cupboards to eaves.

Bedroom 3.43m x 2.77m (11'3" x 9'1")

Double glazed window to front aspect and radiator.

Bathroom 2.34m x 1.68m (7'8" x 5'6")

Tiled walls and floor with straight panelled bath, vanity housed wash hand basin and unit housed push flush WC. Radiator, downlighters, extractor, shaver point and skylight.

Shower Room

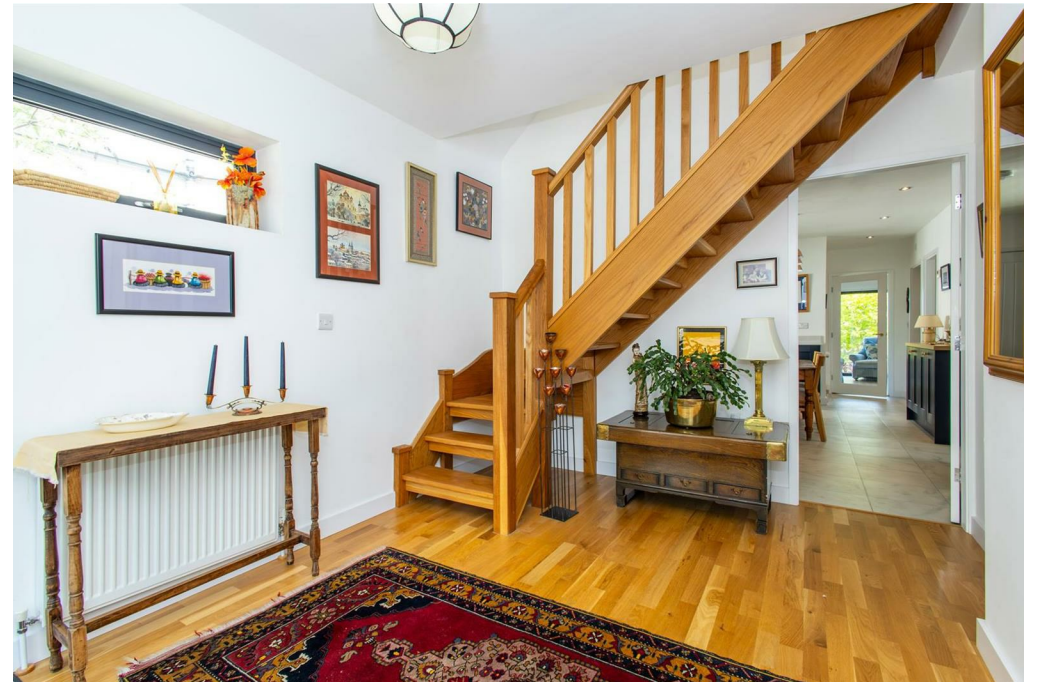
Vanity housed wash hand basin, unit housed push flush WC, shower enclosure, tile floor, radiator, shaver point, extractor, downlighters to ceiling and skylight.

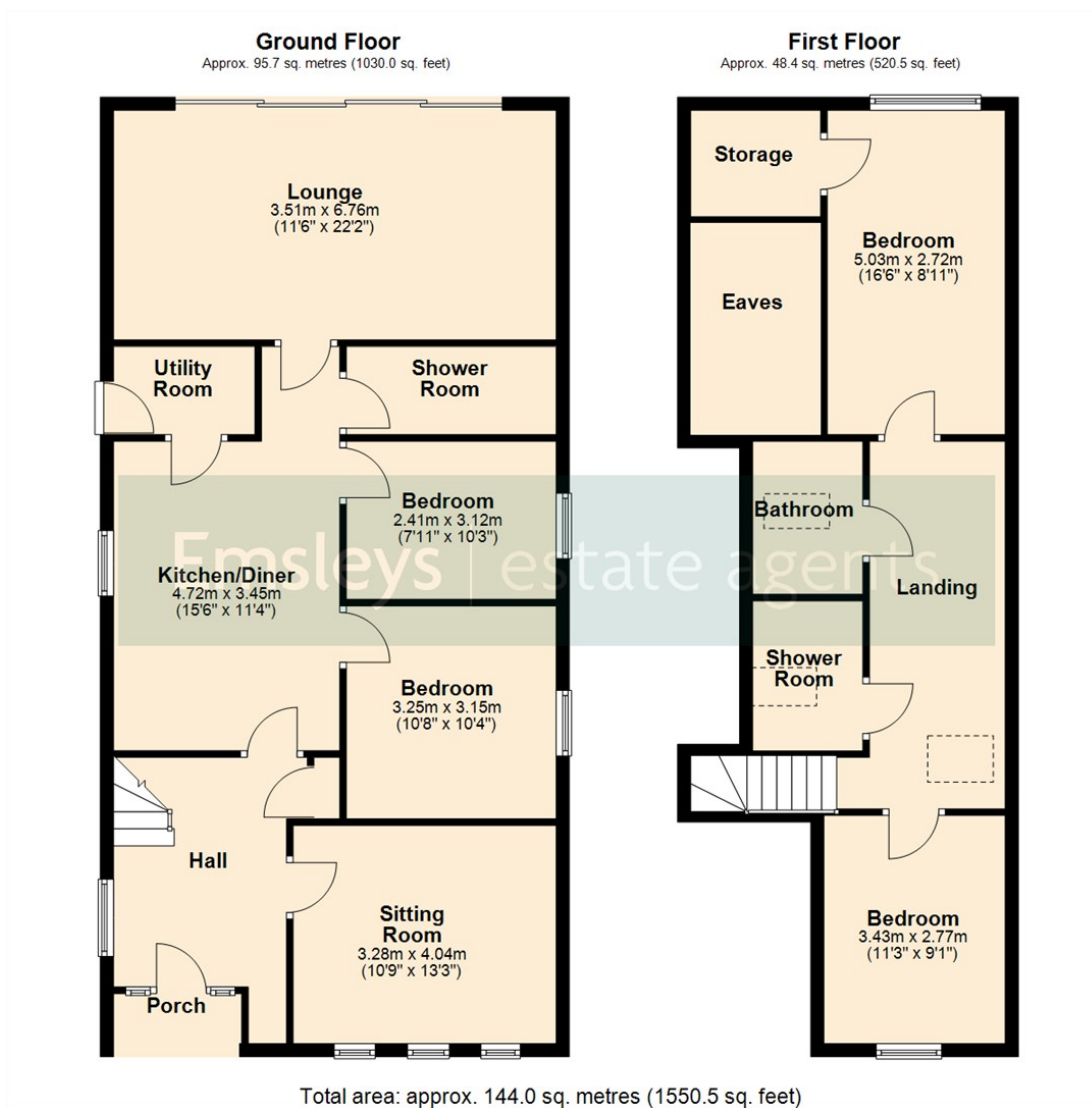
Exterior

To the front is a tarmacadam area, ideal for off-road parking providing ample space for several vehicles also continues as a drive to the single garage at the side of the property. There is secure gated access to the rear around one side.

BOILER ROOM: Accessed from the outside of the rear of the property. Double-glazed entrance door, wall mounted boiler and cylinder.

The rear garden is of a superb size and initially starts with a composite deck onto a flagged patio with a retained brick wall section, a couple of steps lead down to a further flagged area and then onto the main garden itself which is extensive and mainly laid to lawn with a range of trees, shrubs and plants with a summer house to the rear boundary tucked away.





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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents