

Water Lane, Leeds

- CHARACTER PROPERTY
- CONTEMPORARY LIVING
- OFF ROAD PARKING
- DOUBLE GARAGE
- TWO ENSUITES
- GARDENS
- EPC RATING D / COUNCIL TAX BAND F
- NO ONWARD CHAIN

Offers Over £400,000

HUNTERS[®]
HERE TO GET *you* THERE

Water Lane, Leeds

DESCRIPTION

HUNTERS WETHERBY are proud to present a stunning 4 bedroom, 3 bathroom conversion of the northern wing of the old village school dating back to the mid 19th Century.

Being perfectly located in the heart of Monk Fryston, just a short walk away from the local school and local family owned business' this property is perfect for families. The village of Monk Fryston is conveniently located near Leeds and York and offers ease of access to local road networks including A1 M1 Link Road and M62 Motorway.

Upon entering this character property to the ground floor is a large hallway splitting the 4 bedrooms. The master being complete with a dressing area and 4 piece en-suite. The second bedroom is a large double that is also fitted with an en-suite. The 2 remaining bedrooms are a large single and a single/study. The house bathroom is fitted with a 3 piece suite, with a full size bath, W/C and wash basin.

The living space on the first floor is approached via a spiral staircase and is a stunning feature of the property offering open plan sitting room with dining area with vaulted ceiling and exposed beams and trusses. The kitchen is separated from the open plan living space by a cleverly designed glass wall, fitted with a range of wall and base units with space for appliances.

The front and rear of the property are finished with a superb large private garden, double garage and ample off road parking. The enclosed, sheltered rear garden offers a large patio area ideal for al fresco dining.



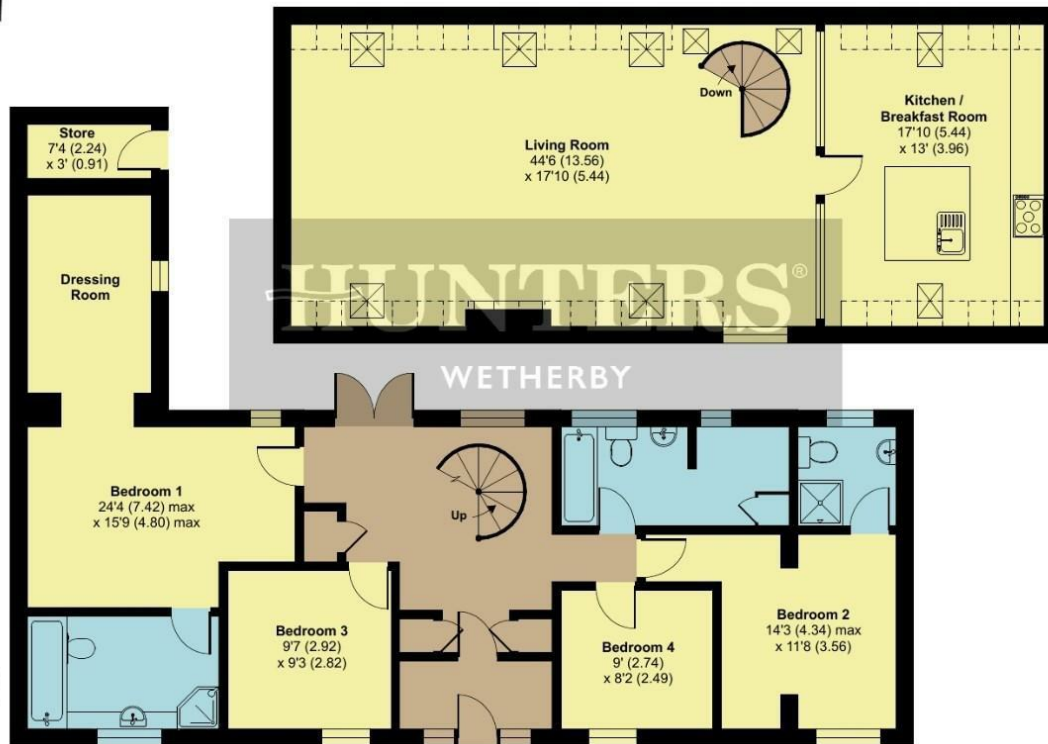


Water Lane, LS25

Approximate Area = 1701 sq ft / 158 sq m
 Limited Use Area(s) = 107 sq ft / 9.9 sq m
 Store = 22 sq ft / 2 sq m
 Total = 1830 sq ft / 170 sq m
 For identification only - Not to scale



Denotes restricted head height



FIRST FLOOR
 APPROX FLOOR
 AREA 73.7 SQ M
 (793 SQ FT)

GROUND FLOOR
 APPROX FLOOR
 AREA 94.3 SQ M
 (1015 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2023. Produced for Hunters Property Group. REF: 1048839

Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588 288 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby,
 Tel: 01937 588 288 Email:
 wetherby@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

