



Wynlands, 6, York Road, Monk Fryston, LS25 5JF

- 3 BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED AND WELL MAINTAINED GARDEN
- WELL PRESENTED THROUGHOUT
- CLEVERLY EXTENDED TO CREATE ADDITIONAL LIVING SPACE
- DRIVEWAY AND GARAGE
- EPC RATING - D / COUNCIL TAX BAND - C

Guide Price £315,000



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DESCRIPTION

Hunters Wetherby are proud to present this three bedroom semi detached house on the outskirts of this popular village.

This fabulous three bedroom semi detached house sits on the outskirts of the popular village of Monk Fryston and the village is renowned for its local pub, village shop and primary school.

To the ground floor, the property consists of an entrance hallway with rooms leading to a front reception room that is multi functional. This has been used by the current owners as a snug or as an extra bedroom in the past.

Following on through the property is the open plan kitchen diner which is fitted with a range of wall and base units featuring integral oven and hob. The breakfast bar serves as a wonderful spot for casual dining.

The utility space is an added benefit to the kitchen and houses the downstairs w/c. The room is fitted with wall and base units and has space for a washing machine and dryer. The external door leads to the side of the property.

The heart of the home is definitely the cleverly extended reception room which has been added., The current owners have enjoyed multiple family gatherings and created many memories to last a lifetime since adding this space. This room is bathed in natural light thanks to three Velux windows and two additional windows at the rear. The inclusion of patio doors further enhances the sense of openness.

To the first floor of the property are three bedrooms and the house bathroom. The master bedroom is particularly impressive due to the en-suite which consists of shower cubicle, low level w/c and wash hand basin with vanity unit.

The further two bedrooms are both good doubles with bedroom three overlooking the rear garden.

The modern house bathroom completes the first floor which consists of shower over bath, low level w/c and vanity unit.

Externally, the home boasts a spacious driveway, providing off-street parking for multiple vehicles. Additionally, a garage adds further convenience for storage.

The rear garden is a true highlight, featuring a well-maintained lawn that invites relaxation and outdoor activities. A lovely decking area complements the garden, perfect for al fresco dining or enjoying a quiet evening. The garden is securely enclosed with hedge and fence boundaries on the sides, while a sturdy wall at the back offers added privacy.





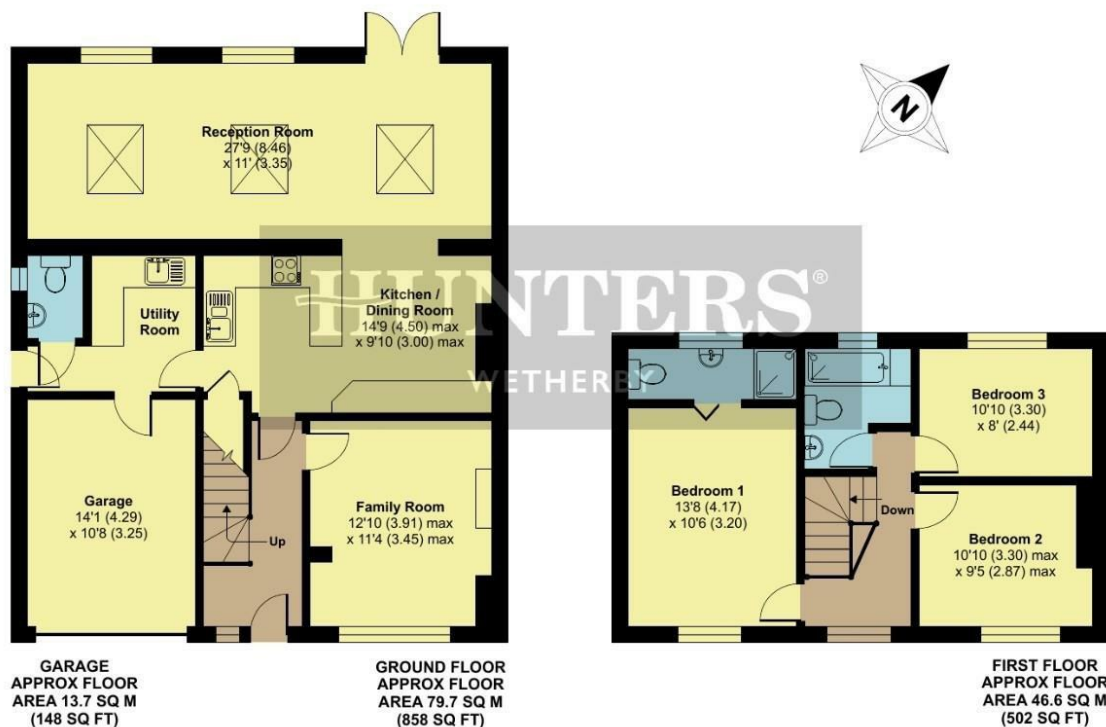
York Road, Monk Fryston, Leeds, LS25

Approximate Area = 1360 sq ft / 126.3 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1508 sq ft / 140 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Hunters Property Group. REF: 1280405

Viewings

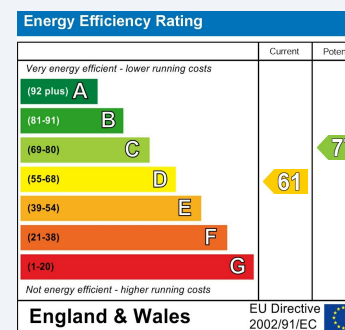
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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.



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