



**Main Street, Leeds, LS25 5DU**  
**£900,000**

**HUNTERS<sup>®</sup>**  
**EXCLUSIVE**





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Hunters Wetherby are more than proud to present to market this breath-taking, characterful, five bedroom home in the picturesque village setting of Monk Fryston.

Upon initial entrance of this property, you are met by a striking entrance hall with oak hardwood floors and a feature gallery staircase, creating an immediate sense of elegance and charm. The ground floor comprises of a W/C, kitchen-living-diner, utility, lounge, playroom and home office. The ground floor also provides ample storage space beneath the stairs.

Positioned to the far right of the entrance hall is the dual aspect lounge which is accessed by glass double doors offering a continuation of oak hardwood floors and feature remote controlled gas fireplace. This room is generously sized yet warm and cosy - a space made for family time and conversation.

Adjacent to the lounge, is the office. This space may have smaller proportions but is the perfect size for a home office with gorgeous views towards the rear garden.

To the left of the entrance hall, you'll find the beautifully tiled W/C and cloakroom which is comprised of a low level W/C and wash hand basin.

Moving through into the showstopper of an open plan kitchen-living-diner featuring exquisite Lapidia fossil flooring throughout. This kitchen is a standout with a uniquely shaped island complete with wine storage and base units for ample storage. The kitchen features sleek integral appliances as well as a Quooker tap and induction hob. The living area is bright and inviting with large bifold doors that seamlessly connect the interior to the garden, flooding the space with natural light.

Off the kitchen is a practical utility room and cloakroom. The utility room is fitted with a stainless-steel sink and offering space for both a washing machine and dryer.

Flowing from the kitchen and to complete the ground floor is a cosy playroom, perfect for games and family fun.

Ascending the striking gallery staircase, the first floor landing opens up beautifully to the left and right providing access to five well sized double bedrooms. One of these rooms has been adapted into a walk in dressing room and another is now a home gym.

The principle bedroom is generously sized with a large window providing the room with a bright, airy atmosphere. It is enhanced by a beautifully elegant, fully tiled ensuite which comprises of a walk in, wet room style shower, low level W/C and vanity unit.

The second bedroom is benefitted by fitted wardrobes providing storage. This charming room is also enhanced by an ensuite - shower room with rainfall shower, floating low level W/C and wash hand basin.

The sleek, fully tiled house bathroom is comprised of a walk in rainfall shower, floating wash hand basin, low level W/C, built in bath and storage.

Externally, the rear garden is primarily laid to lawn with two paved, patio areas which provides ideal space for outdoor seating and barbeques with family in the summer months. This property is also benefited by a driveway and a double garage to the rear. To the front of the property is a laid to lawn area with mature shrubs and bushes surrounding the exterior of the property. An essential feature of this property is a glorious, generously sized paddock.

Monk Fryston is a historic North Yorkshire village with a charming rural character. It surrounds a well-preserved Saxon church and known for its close-knit community. It is located west of Selby and is close to the A63 which provides easy access to the major road network via the nearby A1(M) and M62. The village offers local amenities such as a primary school and a community centre, while providing convenient access to larger facilities in nearby Sherburn in Elmet and Selby.





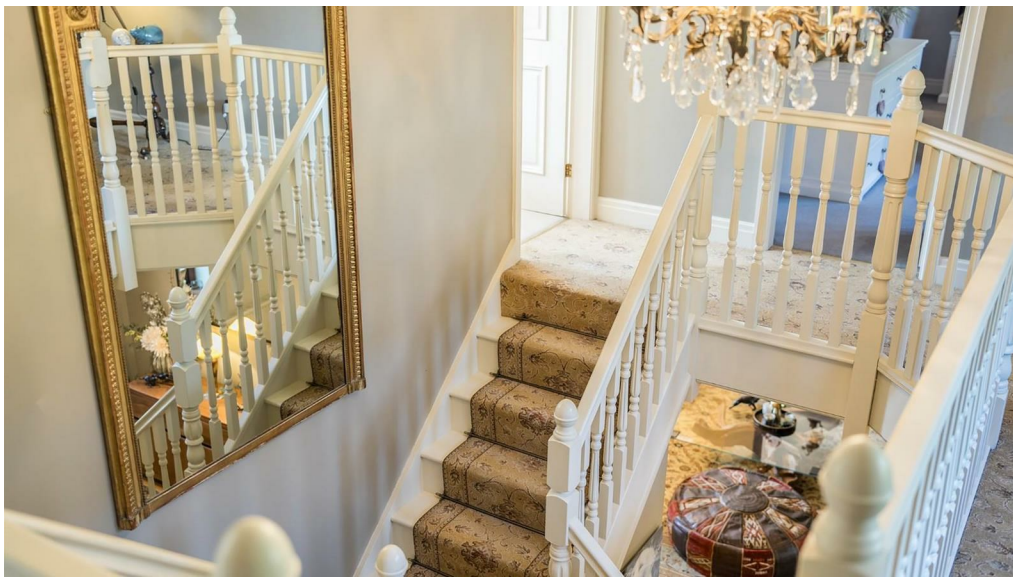












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	78
EU Directive 2002/91/EC		
England & Wales		

#### DISCLAIMER

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.

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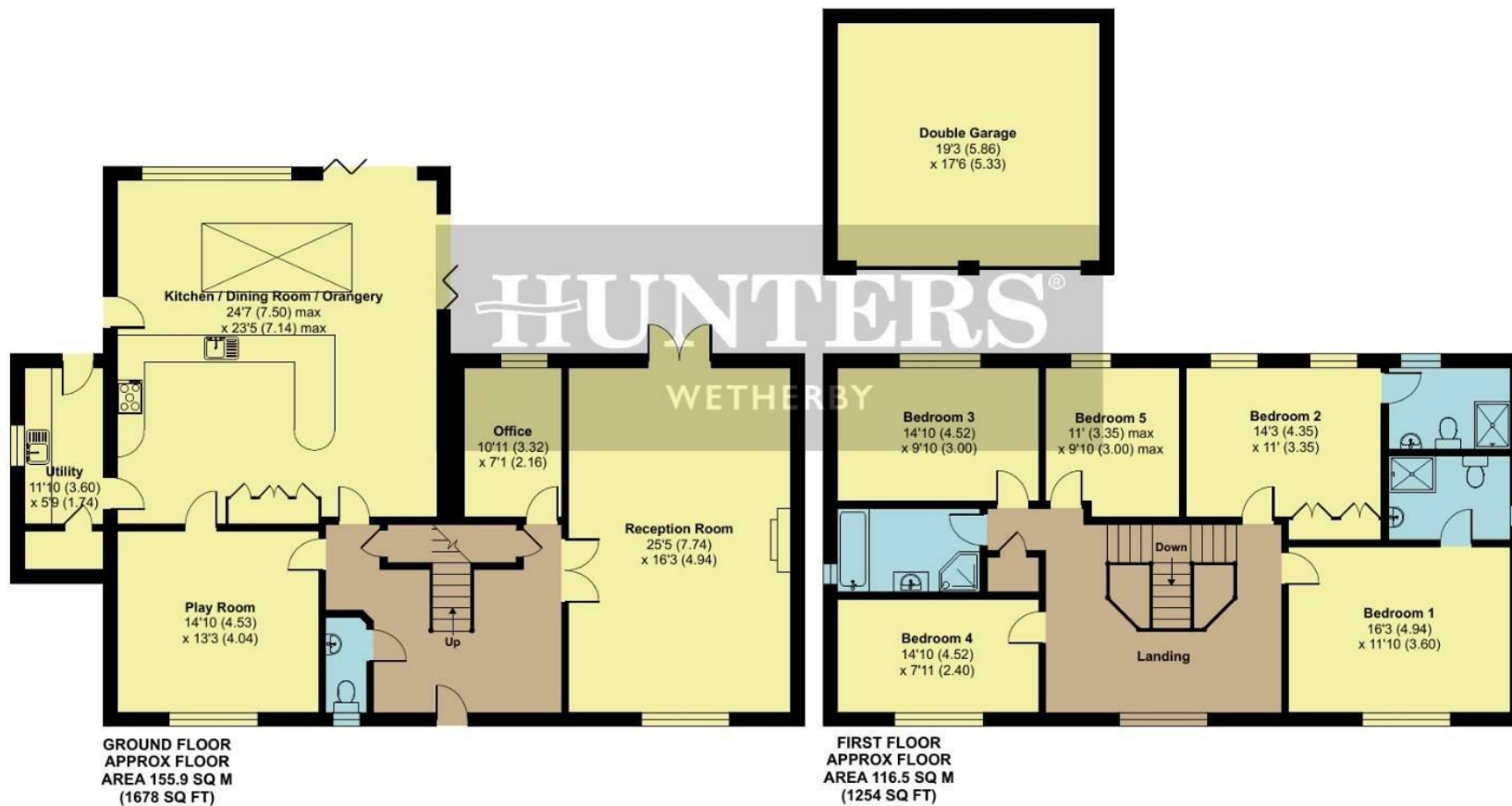
# Main Street, Monk Fryston, Leeds, LS25

Approximate Area = 2932 sq ft / 272.4 sq m

Garage = 338 sq ft / 31.4 sq m

Total = 3270 sq ft / 303.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Hunters Property Group. REF: 1342751

## Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01937 588228 | Website: [www.hunters.com](http://www.hunters.com)

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