





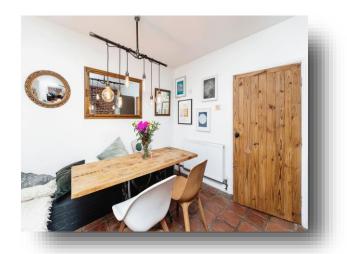




Welcome to

Main Street, Monk Fryston Leeds

A wonderful home that oozes character throughout, located in the sought after location of Monk Fryston!













Lounge

15' 8" max x 12' 1" max (4.78m max x 3.68m max) Feature fireplace surround with timber support, log burner, exposed beams, wood grain effect flooring, door to the front and window to the front.

Kitchen

9' 6" x 15' 11" (2.90m x 4.85m)

Fitted kitchen with a range of wall and base units, oven, extractor hood, ceramic sink, integrated dishwasher, radiator, brick slip feature wall, window to the rear and door to the rear.

Utility Room

Plumbing for an automatic washing machine, lighting and shelving.

Landing

Cupboard and a radiator,

Bedroom 2

Window to the rear, storage cupboard, radiator and boiler in cupboard.

Bedroom 3

16' 3" x 12' 3" (4.95m x 3.73m) Two windows to the front.

Bathroom

Bathroom with bath, rainfall style shower, low level W/C, wash hand basin, antique style radiator, tiled floor, tiled walls, spotlights and window to the rear.

Second Floor Landing

Skylight window and storage cupboard.

Bedroom 1

12' 9" max x 16' 4" max (3.89m max x 4.98m max) Two windows to the front, exposed beams, access to the loft and wood grain effect flooring.

En-Suite

En-suite with shower cubicle, low level W/C, wash hand basin, radiator, tiled walls, wood grain effect flooring and skylight window.

Rear Garden

Patio area, stoned area, paved path, paved steps, car port, brick wall to the side and stone wall to the side.





Welcome to

Main Street, Monk Fryston Leeds

- Character Property
- Three Bedrooms
- En Suite
- Sought After Location
- Original Features

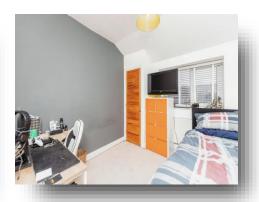
Tenure: Freehold EPC Rating: D

offers over

£295,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SEL107880 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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