



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared November 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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		



Monk Fryston ~ 30 Chestnut Green, LS25 5PN

Excellent 4 bedroom 3 bathroom detached family house enjoying generous sized gardens and double garage overlooking paddock to rear from a cul de sac location.

- Spacious and tastefully appointed accommodation throughout
- Lounge, dining room and study
- Breakfast kitchen and utility room
- 4 double bedrooms and three bathrooms
- Gas central heating and double glazing
- Lovely landscaped gardens private to rear
- Double Garage and driveway parking
- Overlooking pony paddock and fields beyond

£520,000 PRICE REGION

3 4 3

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

An excellent stone-built detached family home, 30 Chestnut Green occupies a delightful position within a peaceful cul-de-sac, enjoying open views across a pony paddock and fields to the rear. This beautifully presented property offers spacious and well-balanced accommodation, tastefully decorated throughout and benefiting from gas central heating and double glazing.

Ideally situated close to the local junior school and providing convenient access for commuters to Selby, Leeds, York, and the A1 motorway network, it makes an ideal home for families seeking both comfort and accessibility.

The ground floor accommodation includes an inviting entrance hall with cloakroom/WC, a comfortable lounge with French doors opening to the rear garden, a separate dining room, and a useful study—perfect for home working. The generous breakfast kitchen is fitted with a range of wall and base cupboards, ample work surfaces, and integrated appliances, with plenty of space for a table and chairs. A practical utility room completes the ground floor.

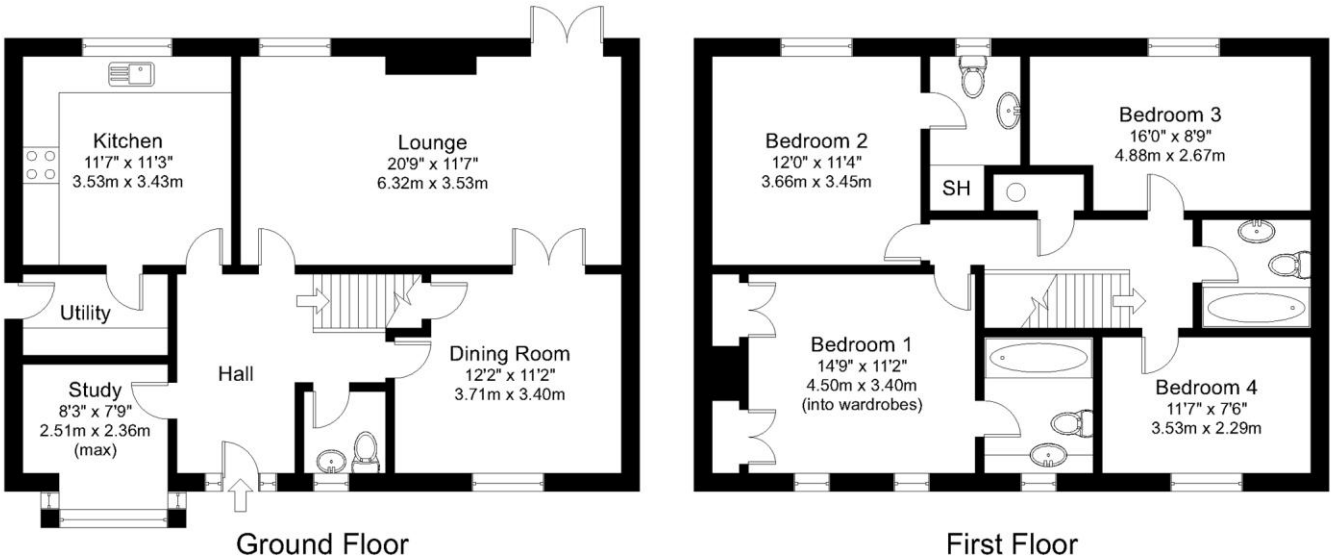
To the first floor are four double bedrooms. The principal bedroom features fitted wardrobes and an en suite bathroom, while bedroom two also benefits from an en suite shower room. Two further double bedrooms are served by the well-appointed family bathroom.

Outside, the property enjoys an attractive frontage with driveway parking leading to a double garage. A side path leads to the generous rear garden, which is laid to lawn with well-stocked borders, a patio area ideal for al fresco dining, a decked terrace with arbour, a vegetable patch, and a charming summer house—perfect for relaxation or entertaining.

A superb opportunity to acquire a high-quality family home in a sought-after village location, offering rural outlooks yet excellent commuter links.



30 Chestnut Green, Monk Fryston, Leeds



Gross internal floor area (approx.): 142.1 sq m (1,530 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.

