

# Park Row



**Main Street, Monk Fryston, Leeds, LS25 5DU**

**Offers In Excess Of £375,000**



A DECEPTIVELY SPACIOUS CHARACTER AND CONTEMPORARY STYLE PROPERTY BUILT AROUND 200 YEARS AGO! LOVINGLY RESTORED AND STUNNING THROUGHOUT\*\*VIEWING A MUST\*\*THREE DOUBLE BEDROOMS\*\*TWO ENSUITES\*\*GARAGE\*\*PARKING\*\*EV CHARGING POINT\*\*

Indulge in the exquisite charm of Main Street, Monk Fryston. Occupying an impressive 1571.53 square feet, this 3-story sanctuary mixes character and contemporary style and has undergone a comprehensive programme of renovation by restoring many of the original features including the fireplace and beams. It boasts 3 plush bedrooms, all of which can take a King Size bed and 3 full bathrooms truly designed for comfort and style. Walk into the ground floor's luxurious dining room with underfloor heating complete with a panelled wall for added character and leading into a sleek kitchen fitted with built-in microwave, integral fridge/freezer, and dishwasher. Savour a meal cooked on the induction hob and baked in the built-in oven, knowing clean-up will be a breeze. The ground floor also houses a beautiful living room with a multi-fuel burner, while a downstairs shower room completes this level. Ascend to the first floor where two tranquil bedrooms await, one with an ensuite. The magic continues to the top floor, which features a bedroom glowing with an elegant mix of beams and spotlights to the ceiling, a dressing room, a full bathroom with an opulent bath and shower. When you're done savouring this architectural masterpiece, take a leisurely stroll to the welcoming atmospheres of "Cross Keys Inn" and "The Crown, Monk Fryston" bars. For family-focused residents, the much-acclaimed "Monk Fryston C Of E Primary School" and "Monk Fryston Pre School" are just around the corner. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS





## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a white uPVC double glazed stable door to the side elevation which leads into:

### ENTRANCE HALLWAY

6'0" x 2'9" (1.83 x 0.86)

Two uPVC double glazed windows to both side elevations, storage bench and a door which leads into:

### KITCHEN

10'9" x 12'3" (3.28 x 3.75)



uPVC double glazed window to the rear elevation, wall and base units in a cream gloss finish with a handleless design, roll edge worktops with subway tiled splashback, one and a half black matt drainer sink with spray tap over, built in 'Bosch' electric oven, built in microwave, induction hob with extractor fan over, integral dishwasher, integral fridge and freezer, space and plumbing for washing machine, underfloor heating, spotlights to ceiling and an open doorway which leads into:



## DINING ROOM

11'11" x 17'9" (3.64 x 5.42)



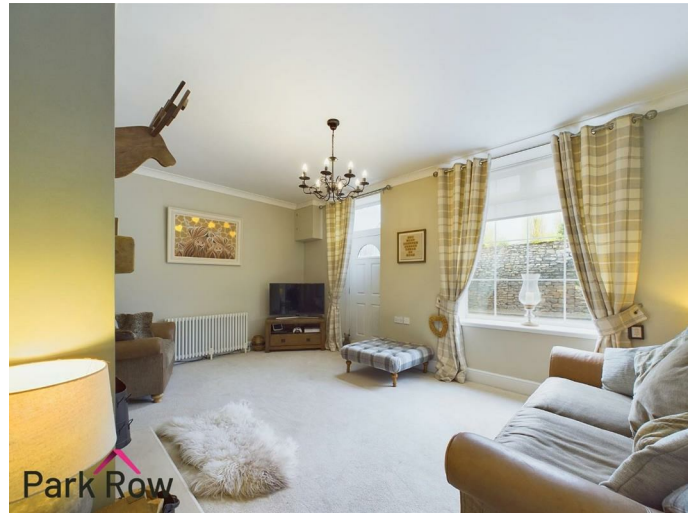
uPVC double glazed window to the side elevation, grey feature panelling to one wall, underfloor heating, stairs which lead to the first floor accommodation with oak balustrades and spindles, internal door which leads into the shower room and a further door which leads into:





**LOUNGE**

12'4" x 17'9" (3.77 x 5.43)



**SHOWER ROOM**

10'7" x 5'0" (3.23 x 1.54)



uPVC double glazed window to the front elevation and uPVC double glazed entrance door to the front elevation, multi fuel burner set within a brick fireplace and wooden beam above plus a central heating radiator.



Obscure uPVC double glazed window to the rear elevation and includes a white suite comprising; walk in shower cubicle with main shower and glass shower screen, close coupled w/c, square handbasin sits upon a worktop with chrome tap over and units with storage beneath, extractor fan and spotlights to ceiling, fully tiled around the shower area with tiled splashback around the sink plus the toilet area.





**FIRST FLOOR ACCOMMODATION**

**LANDING**

6'8" x 2'7" (2.04 x 0.81)

Door leads to a secondary staircase which takes you straight into the master bedroom and has further doors which lead into;

**BEDROOM TWO**

3.66 x 2.91 (0.91m.20.12m x 0.61m.27.74m)



**ENSUITE**

7'6" x 4'11" (2.30 x 1.52)



Obscure uPVC double glazed window to the rear elevation and includes a white suite comprising; walk in shower cubicle with mains shower and glass shower screen, close coupled w/c, floating handbasin with chrome tap over, chrome heated towel rail, spotlights and extractor fan to ceiling, fully tiled around the shower area with tiled splashback around the handbasin.

uPVC double glazed window to the side elevation, central heating radiator and a door which leads into:

### BEDROOM THREE

12'5" x 15'3" (3.79 x 4.66)



Two uPVC double glazed windows to the front elevation, central heating radiator, door leads into storage cupboard plus a useful downstairs alcove which has storage.

### BEDROOM ONE

11'10" x 17'8" (3.63 x 5.40)



A truly stunning room with exposed beams and spotlights to the ceiling, central heating radiator and open door way which leads into;



### SECOND FLOOR ACCOMMODATION



### ENSUITE

10'5" x 10'9" (3.18 x 3.29)

### DRESSING ROOM

11'3" x 6'2" (3.45 x 1.89)



Exposed beams to ceiling, uPVC double glazed window to the rear elevation and includes a white suite comprising; free standing bath with chrome tap plus a shower attachment above, walk in shower with mains shower and glass shower screen, close coupled w/c, handbasin with chrome tap over, fully tiled around the shower area, white ladder radiator, door leads into a cupboard for storage and an open doorway which leads into;

Exposed beams and spotlights to the ceiling plus it is a great space for storage and can accommodate hanging rails plus drawers.

### EXTERIOR



## FRONT



Entrance door from the footpath which leads straight into the living room.



## SIDE



Shared gravel driveway which leads to two parking spaces and garage, a wooden pedestrian access gate give access to the side entrance door, the side garden is mainly paved with perimeter fencing and borders filled with shrubs, further wooden pedestrian gate giving access to the rear.

## REAR



Fully enclosed with perimeter fencing and hedging with a lovely patio seating area under a wooden pergola, the remaining area is mainly laid to lawn, space for shed, useful outhouse for storage, external electrical sockets and wooden pedestrian area which leads to the garage and parking area.





elevation and has power and lighting plus an EV Charging Point.

### TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

### MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains/Metered

Broadband: Fibre (FTTP)  
Mobile: 4/5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



### HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

### GARAGE

16.1 x 13.5 (4.88m.0.30m x 3.96m.1.52m)



### MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

With wooden double doors, window and door to side



## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri- 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

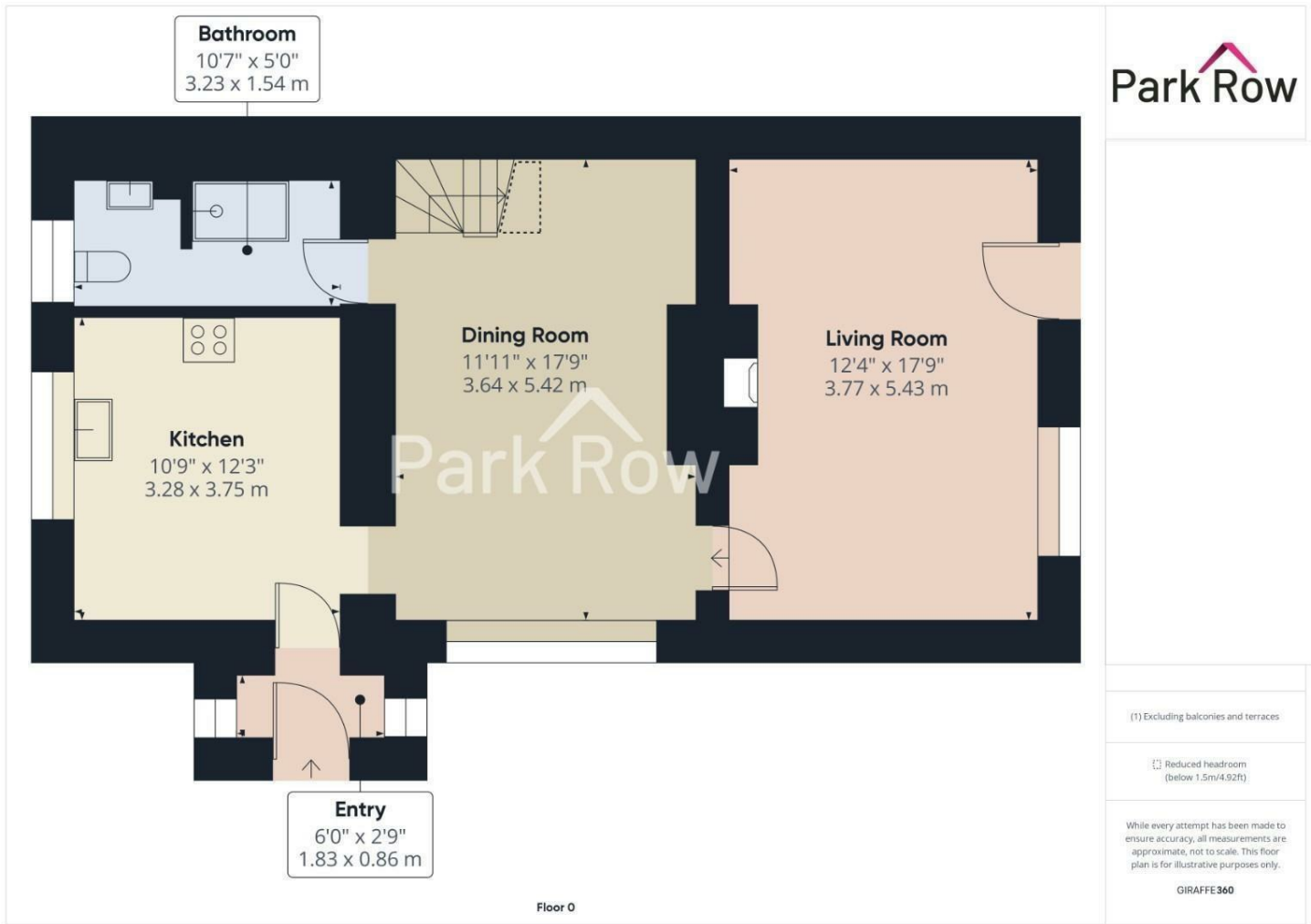
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

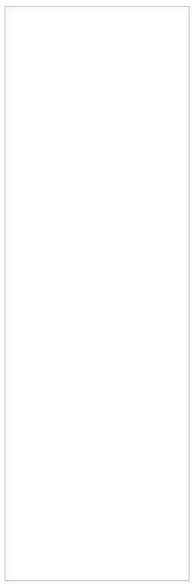
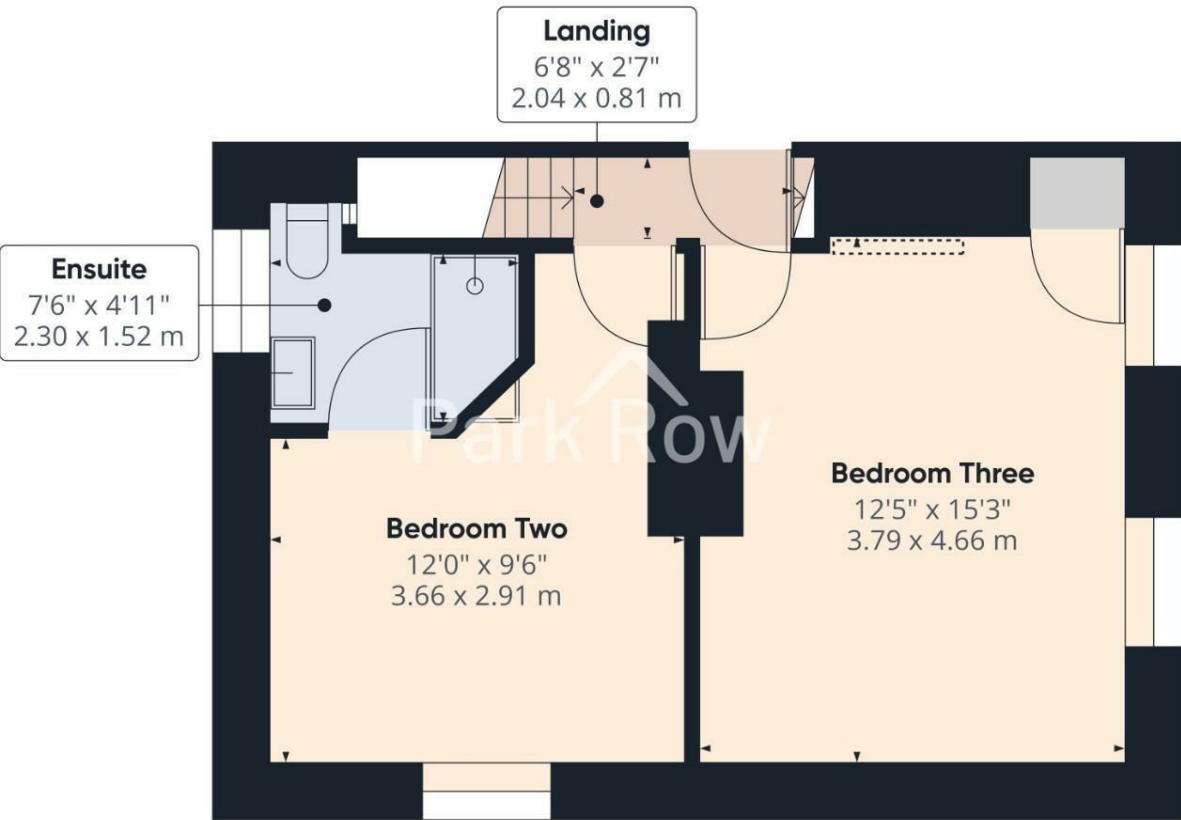
## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.







(1) Excluding balconies and terraces

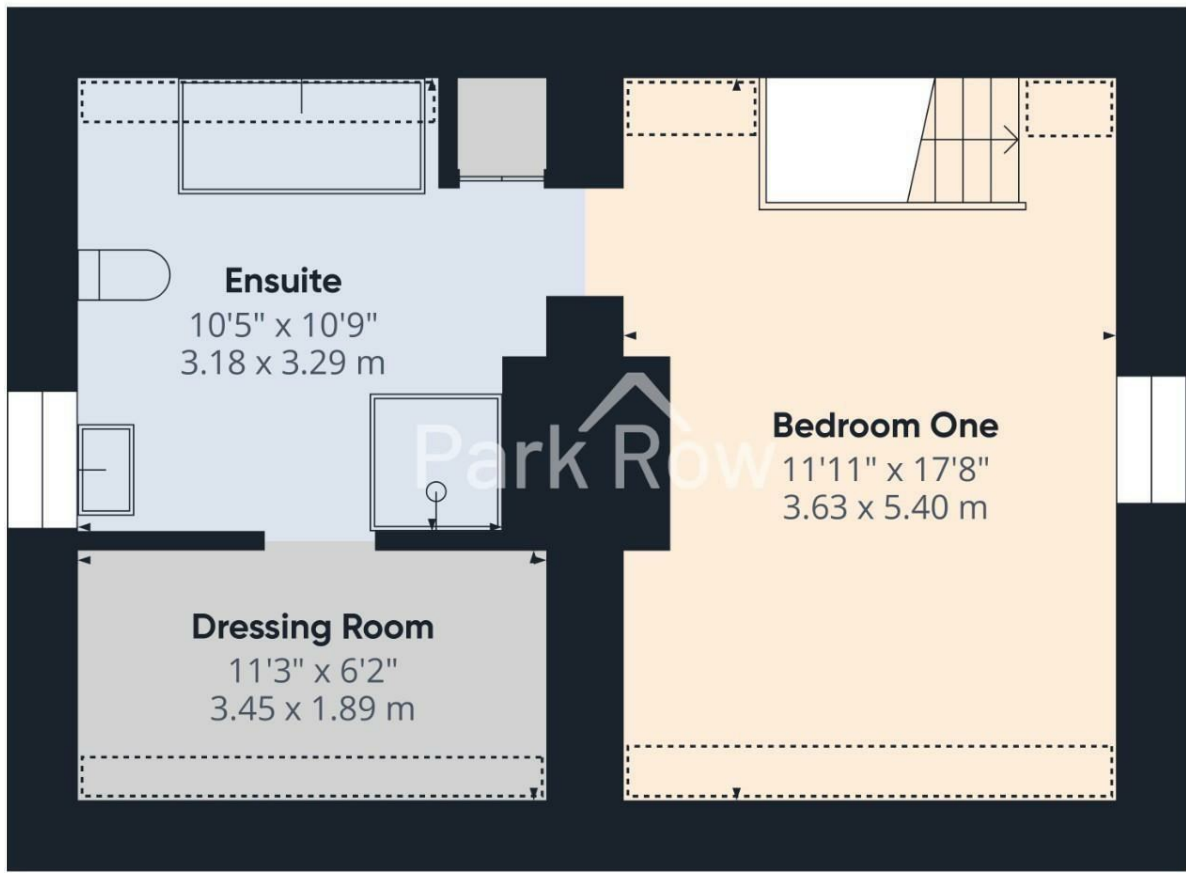
Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1





Floor 2

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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GIRAFFE360





**Park Row**

Approximate total area<sup>(1)</sup>  
1571.53 sqft

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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