

# Park Row



**Old Vicarage Lane, Monk Fryston, Leeds, LS25 5EA**

**Offers In Excess Of £425,000**



**\*\*DETACHED FAMILY HOME\*\*THREE BEDROOMS\*\*DOUBLE GARAGE\*\*DRIVEWAY\*\*SPACIOUS GARDENS\*\*SUNROOM\*\*UTILITY ROOM\*\*TWO BATHROOMS\*\*SOUGHT AFTER LOCATION\*\***

Welcome to this charming detached house located on Old Vicarage Lane in the sought-after village of Monk Fryston. This delightful property boasts 2 reception rooms, 3 bedrooms, and 2 bathrooms, making it an ideal home for families looking for space and comfort.

With a generous 1,498 sqft of living space, this property offers ample room for all your needs. The spacious and beautiful gardens, filled with a variety of trees and plants, provide a tranquil setting for outdoor relaxation and entertaining.

Parking will never be an issue with space for multiple vehicles on the driveway, along with a garage for added convenience. The sunroom adds a lovely touch to the property, allowing you to enjoy the natural light and views of the garden throughout the year.

Located in the heart of Monk Fryston, this property offers a peaceful and picturesque setting, perfect for those seeking a quiet village lifestyle. The two full bathrooms and a utility room add practicality to this already charming home.

Don't miss out on the opportunity to make this detached house your own and enjoy the best of village living in Monk Fryston.

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**





## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter via a uPVC door with double glazed obscure panels within which leads into;

### ENTRANCE HALLWAY

9'8" x 6'2" (2.97 x 1.89)



Stairs which lead up to the first floor accommodation, central heating radiator and an internal door which leads into;

### LOUNGE

13'5" x 13'1" (4.09 x 3.99)

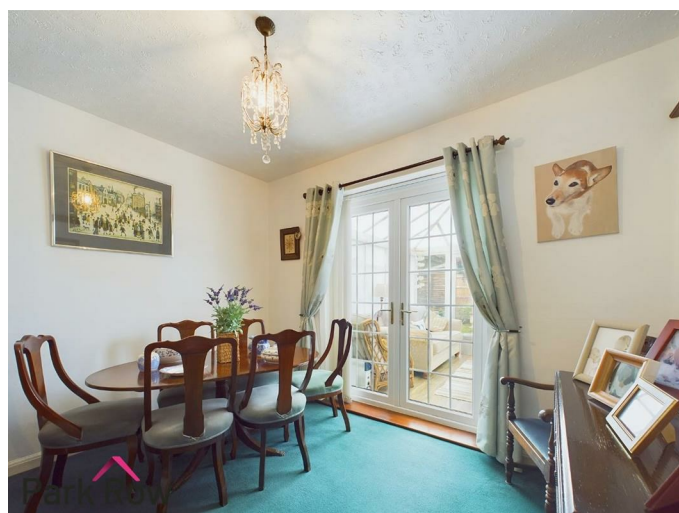


Double glazed bay-window to the front elevation, fire set within a quartz fireplace and a central heating radiator.



### DINING ROOM

11'6" x 10'10" (3.51 x 3.32)



Central heating radiator, built in storage cabinet within the alcove and a wooden door with glass inserted which leads into;



### CONSERVATORY

11'1" x 8'9" (3.39 x 2.68)



Perimeter dwarf wall with double glazed windows above surrounding, central heating radiator, pitched polycarbonate roof and a double glazed double door which leads out to the rear garden.



### KITCHEN

15'0" x 7'6" (4.58 x 2.29)



Two double glazed windows to the rear and side elevation, wooden shaker-style wall and base units surrounding, roll-edge laminate worktop which extends to create a breakfast bar, four ring induction hob, built in oven, tiled walls, tiled flooring and an open doorway which leads through to:





plumbing for a washing machine and a dishwasher, space for a freestanding fridge/freezer, a door which leads into a cupboard for storage, a wooden door with glazed panels which leads out to the rear garden plus an internal door which leads into;



## BATHROOM

8'4" x 7'0" (2.55 x 2.15)



## UTILITY

8'2" x 7'7" (2.49 x 2.33)



Obscure double glazed window to the side elevation a white suite which includes; close coupled w/c, pedestal hand basin with chrome taps over, gold-effect towel rail, walk in mains shower with a gold-effect shower and a glass shower screen, fully tiled floor to ceiling and central heating radiator.

## FIRST FLOOR ACCOMMODATION

Double glazed window to the rear elevation, space and

## LANDING

6'11" x 6'0" (2.13 x 1.85)



Two double glazed windows to the side and front elevation, space for a storage cabinet, central heating radiator and internal doors which lead into;

## BEDROOM ONE

13'2" x 8'10" (4.02 x 2.71)



Double glazed window to the front elevation, central heating radiator and two sets of wooden built in wardrobes with lots of space for storage.



## BEDROOM TWO

11'6" x 11'0" (3.53 x 3.36)



Two double glazed windows to the side and rear elevation and a central heating radiator.





### BEDROOM THREE

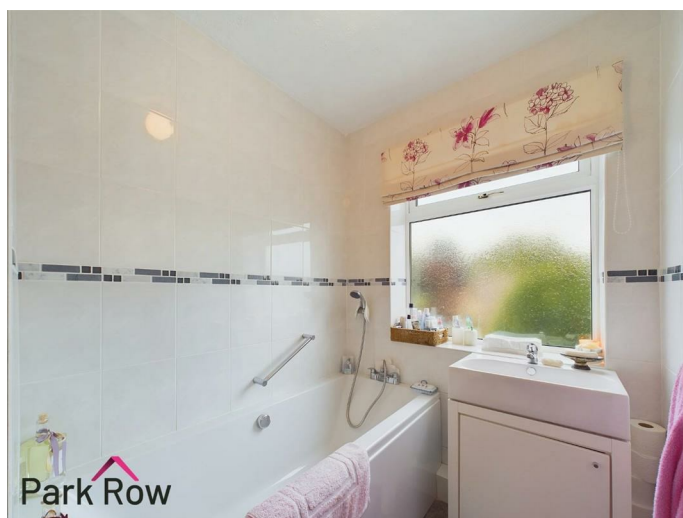
9'3" x 7'5" (2.82 x 2.28)



Double glazed window to the rear elevation, central heating radiator and built in wooden wardrobes with lots of space for storage.

### BATHROOM

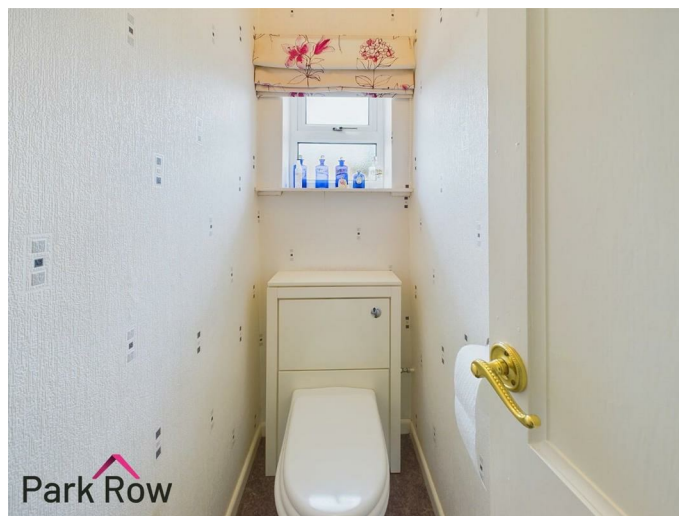
7'5" x 5'5" (2.27 x 1.66)



Obscure double glazed window to the rear elevation and includes a white suite comprising; hand basin with chrome taps over and a white wooden unit below, panel bath with chrome taps over, central heating radiator, storage cupboard and fully tiled walls.

### W/C

5'7" x 2'8" (1.72 x 0.82)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c set within a white wooden unit.

### EXTERIOR

#### FRONT



To the front of the property there is a wooden vehicle gate which you use to access the property, a pedestrian gate which also allows access to the property, a perimeter stone wall with hedging to the front, various species of mature trees, borders around the garden filled with beautiful shrubs/bushes, further borders filled with decorative stones, block paved driveway with space for multiple vehicles, a paved pathway which leads to the entrance door and down each side of the property to the rear garden, access into the garage, brick built porch over the entrance door with tiled flooring, perimeter dwarf stone wall with wooden fencing above to the right hand side, perimeter fencing to the left hand side and the rest is mainly lawn





**REAR**



Accessed via the pathways from the front of the property or through the doors in the garage, sunroom and utility where



you will step out onto: a spacious paved patio area which sweeps around the back of the whole property with various spaces for seating, greenhouse, wooden built outdoor storage shed with two different sections which are both lockable and it is a fantastic space for storage, curved block paved borders with a paved patio area within, various borders filled with mature trees/bushes and shrubs, perimeter fencing to all three sides and the rest is mainly lawn.



### DOUBLE GARAGE

Accessed via a white electric door and includes; power, lighting, a glazed window to the rear elevation, a door which leads out to the rear garden and it is a great space for storage. There has been previous planning approved for a second storey extension above the existing garage which has since lapsed. REF: 2006/0976/FUL, 8/56/2B/PA

### TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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.

## 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.

## 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

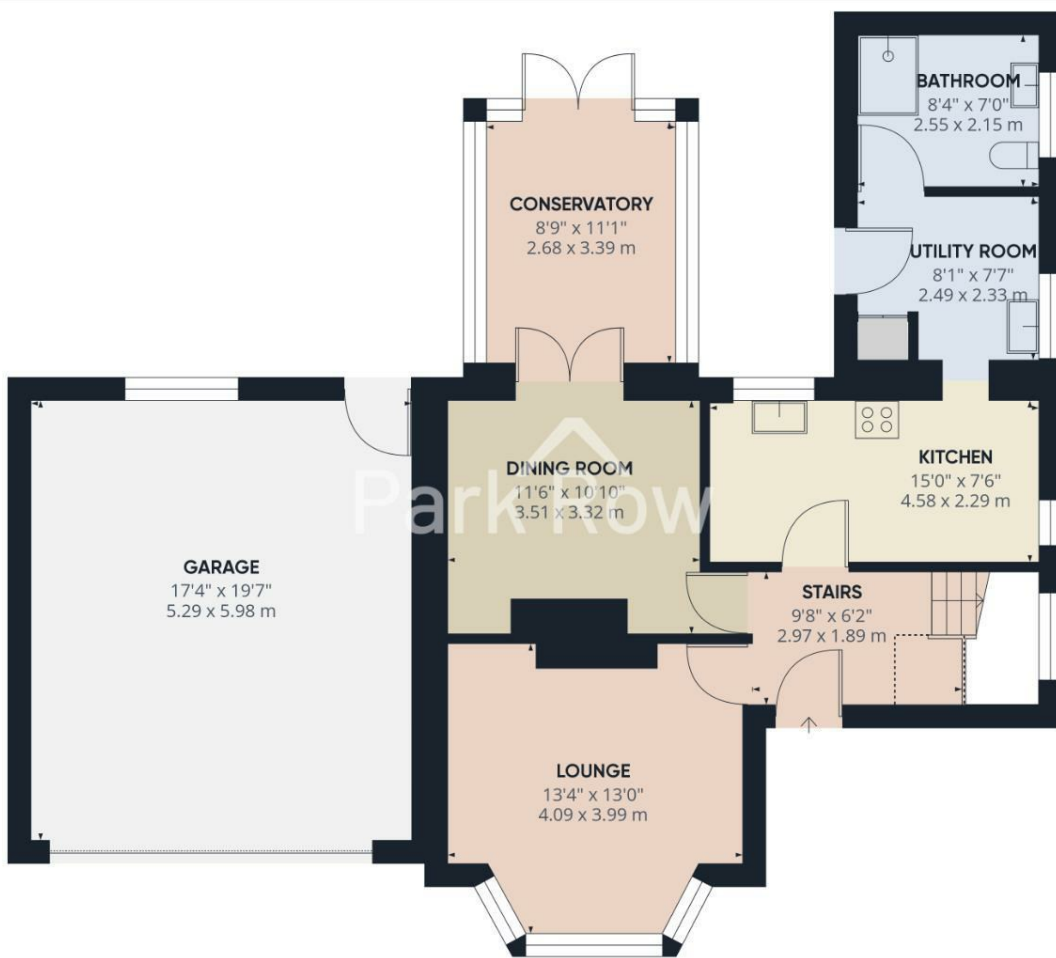
RELEVANT BRANCHES ON:

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.





Floor 0

**Park Row**

**Approximate total area<sup>(1)</sup>**

1067.89 ft<sup>2</sup>  
99.21 m<sup>2</sup>

**Reduced headroom**

8.93 ft<sup>2</sup>  
0.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

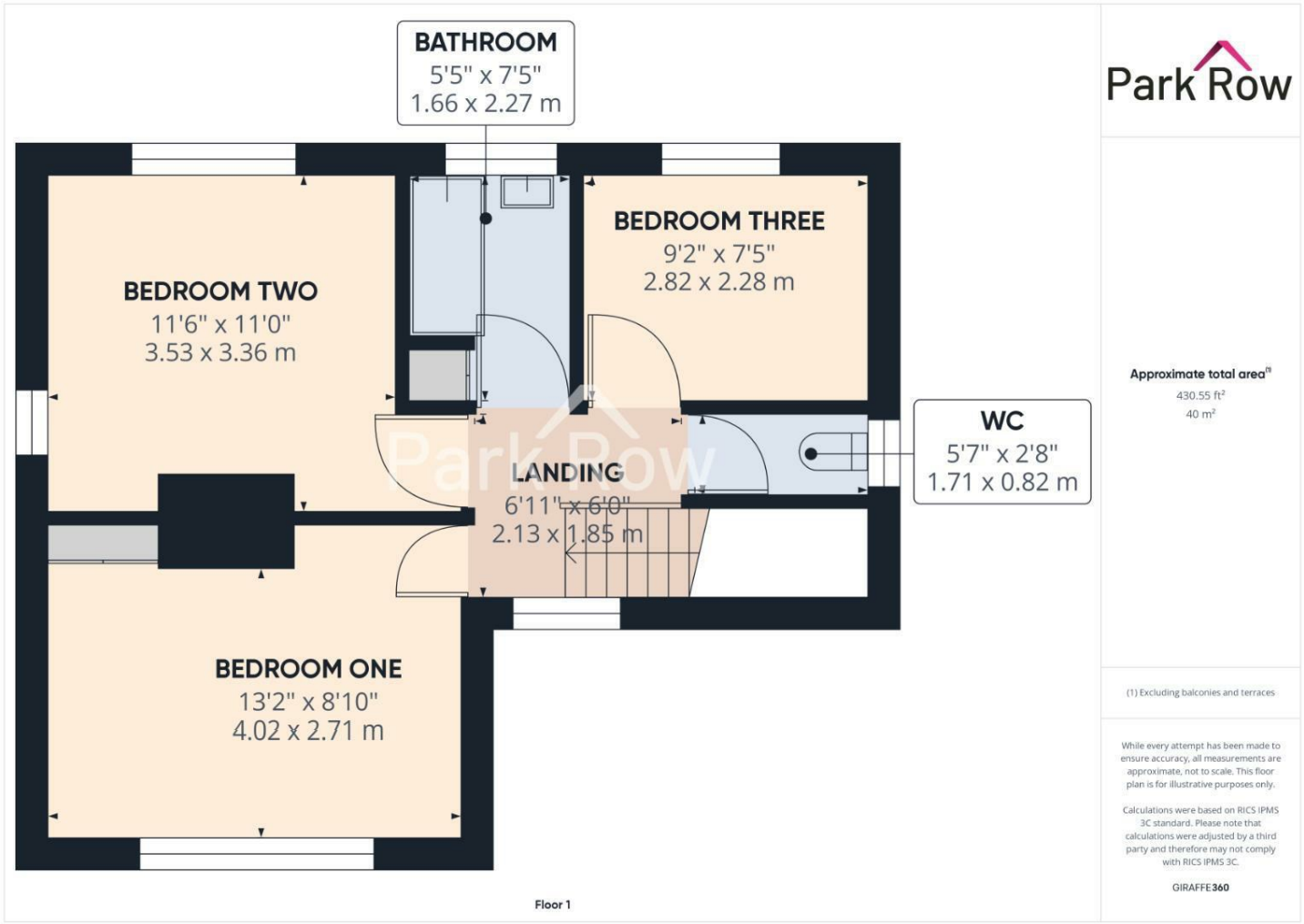
Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360







**Park Row**

**Approximate total area<sup>1</sup>**

1498.44 ft<sup>2</sup>  
139.21 m<sup>2</sup>

**Reduced headroom**

96.01 ft<sup>2</sup>  
0.83 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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