

Park Row



Main Street, Monk Fryston, Leeds, LS25 5DU

Offers In Excess Of £450,000



****LINK-DETACHED HOME**FOUR/FIVE BEDROOMS**GARAGE**BEAUTIFUL GARDEN**OFF STREET PARKING**STUNNING FEATURES THROUGHOUT**SOUGHT AFTER VILLAGE LOCATION**STUDY/BEDROOM 5**TWO RECEPTION ROOMS**DOWNSTAIRS SHOWER ROOM**EN-SUITE TO BEDROOM ONE**NO UPWARD CHAIN!**

Nestled in the charming village of Monk Fryston, Leeds, this exquisite link-detached home offers a perfect blend of modern living and traditional comfort. With four to five spacious bedrooms, including a luxurious en-suite to the master, this property is ideal for families seeking both space and style.

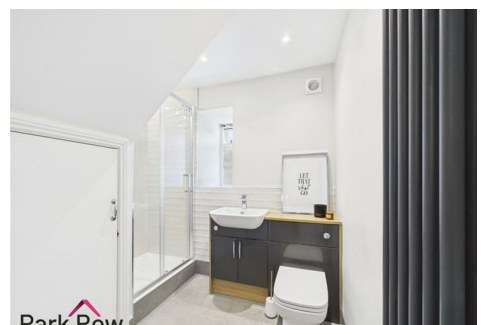
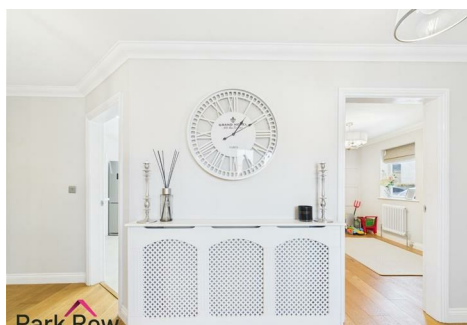
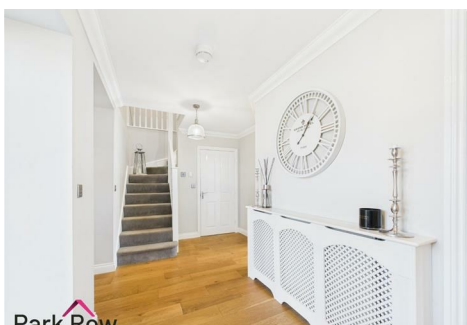
The heart of the home is undoubtedly the stunning kitchen, designed to cater to both everyday living and entertaining. The lounge, complete with a cosy log burner, provides a warm and inviting atmosphere, while the separate dining room offers an elegant space for formal meals. Additionally, a versatile study can easily serve as a fifth bedroom, accommodating the needs of a growing family.

The property boasts three well-appointed bathrooms, including a family bathroom featuring a striking stone wall and a freestanding bath, perfect for unwinding after a long day. A convenient downstairs shower room adds to the practicality of this home.

Outside, the beautifully landscaped garden is a true highlight, offering various patio areas for al fresco dining and relaxation. The garage, currently utilised as a gym, provides ample space for fitness enthusiasts, while off-street parking and an EV car charger cater to modern living requirements.

With high specifications throughout, this home is not only aesthetically pleasing but also functional. It presents an exceptional opportunity to reside in a sought-after location, combining the tranquillity of village life with easy access to local amenities. This property is a must-see for those looking to make their next move in the picturesque 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 ACCOMODATION

ENTRANCE

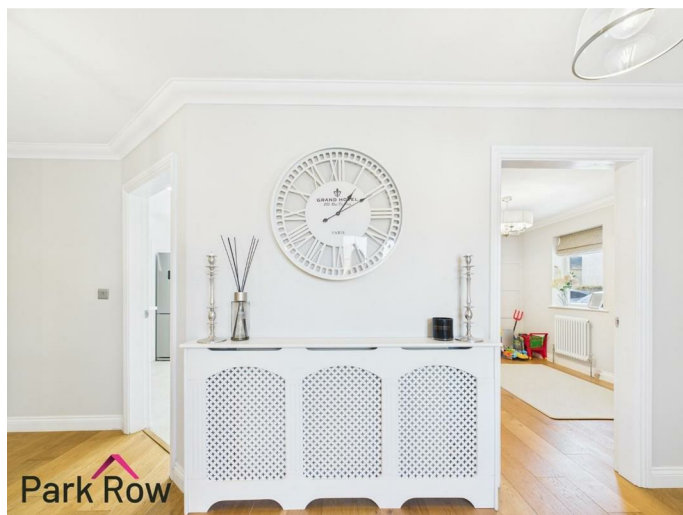
Enter through a door with double glazed stained glass within plus a further double glazed stained glass panel to the side which leads into;

ENTRANCE HALLWAY

(11'11" x 3'9") + (9'4" x 5'9") ((3.64 x 1.16) + (2.87 x 1.76))

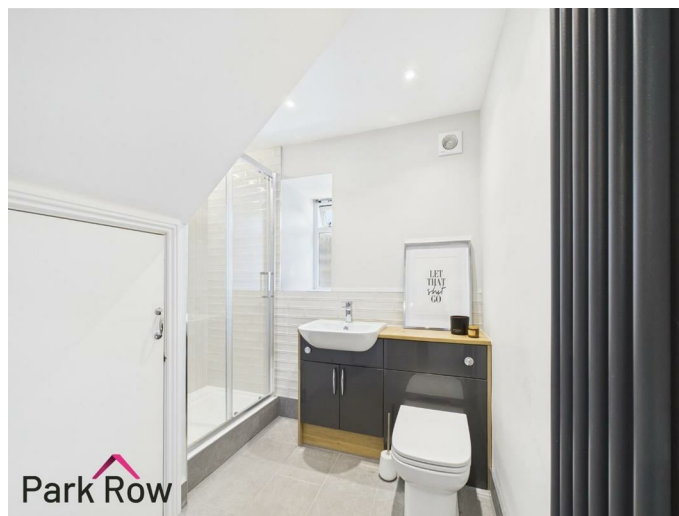


Stairs which lead up to the first floor accommodation with a white wooden balustrade and spindles, central heating radiator with a white wooden radiator cover, Oak flooring, a door which leads into a storage cupboard, and internal doors which lead into;



SHOWER ROOM

6'7" x 5'1" (2.03 x 1.57)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c and a hand basin set within a grey gloss unit with storage, fully tiled rectangular mains shower with a glass shower screen, a cupboard door which leads into storage space, grey vertical radiator, LED spotlights to the ceiling and tiled flooring.

LOUNGE

15'3" x 12'11" (4.66 x 3.96)



A double glazed window to the side elevation, log burner set within an alcove with a stone hearth and a wooden beam above, grey vertical radiator, Oak flooring, LED spotlights to the ceiling and double glazed double doors with double glazed panels either side which lead out to the rear garden.

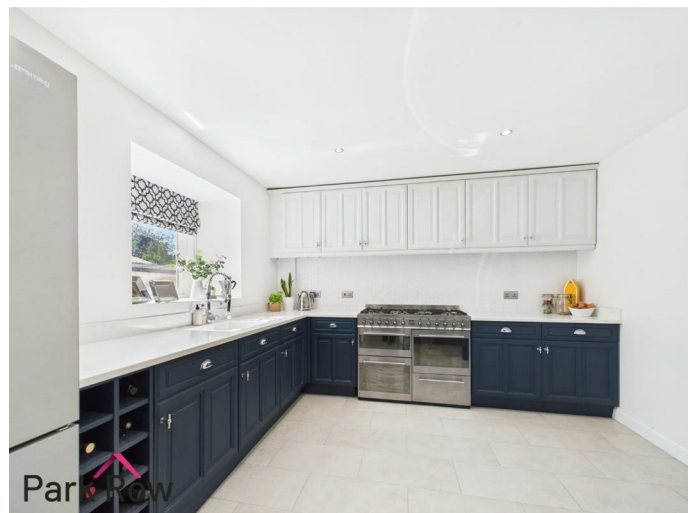


BEDROOM FIVE/STUDY
11'4" x 9'1" (3.47 x 2.77)



Double glazed window to the front elevation, central heating radiator, Oak flooring, light grey wooden panelling feature wall and a central heating radiator.

KITCHEN
12'1" x 11'4" (3.70 x 3.46)



DINING ROOM
11'0" x 9'11" (3.36 x 3.04)



Double glazed window to the rear elevation, navy blue shaker-style base units surrounding, white shaker-style wall units surrounding, space for a freestanding range cooker, marble worktops, tiled splashback, drainer sink set within the worktop with a chrome extendable tap over, space for a freestanding double fridge/freezer, Integral dishwasher, Karndean flooring, LED spotlights to the ceiling, breakfast bar with space for seating which matches the base units and an internal door which leads into;

Double glazed window to the side elevation, central heating radiator, LED spotlights to the ceiling and Oak flooring.



style base units, Oak worktops, space and plumbing for a washing machine, houses the boiler and a double glazed external door which leads out to the rear of the property which has a pathway which leads to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

(13'1" x 5'5") + (21'5" x 3'5") ((3.99 x 1.67) + (6.53 x 1.05))



Loft access, LED spotlights to the ceiling, central heating radiator and internal doors which lead into;

BEDROOM ONE

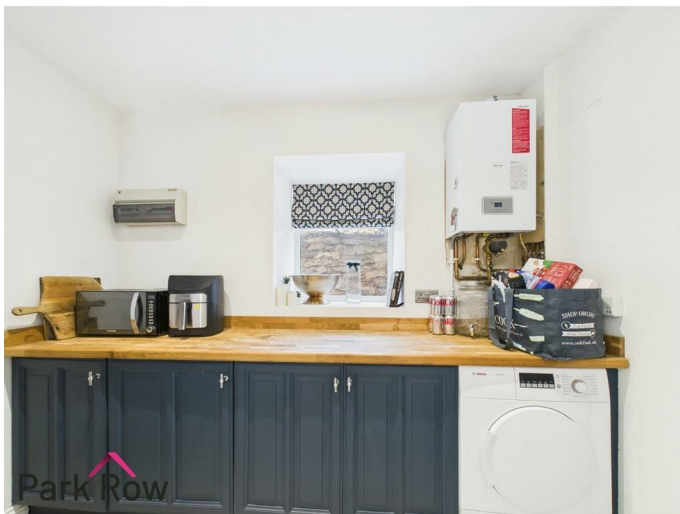
18'3" x 11'5" (5.57 x 3.49)



Two double glazed windows to the front and rear elevation, two central heating radiators, an alcove with lighting with electrics for a wall mounted television, navy blue wooden wall panelling feature wall and an internal door which leads into;

UTILITY

9'0" x 5'8" (2.75 x 1.73)

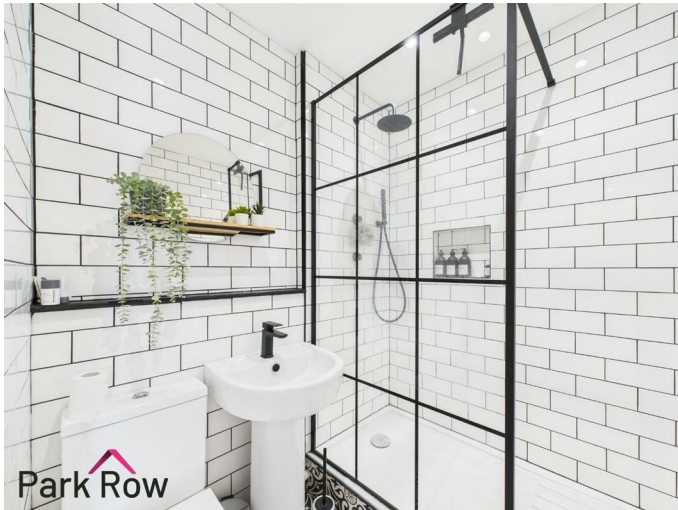


Double glazed window to the side elevation, navy blue shaker



ENSUITE

5'11" x 5'2" (1.82 x 1.58)



Includes a white suite comprising; close coupled w/c, pedestal hand basin with black taps over, a walk in mains shower with a waterfall attachment plus a glass shower screen, LED spotlights to the ceiling and is fully tiled floor to ceiling with NYC subway-style tiles.

BEDROOM TWO

15'3" x 12'11" (4.66 x 3.95)



Two double glazed windows to the front elevation, LED spotlights to the ceiling, two central heating radiators and navy blue wooden decorative panelling surrounding.

BEDROOM THREE

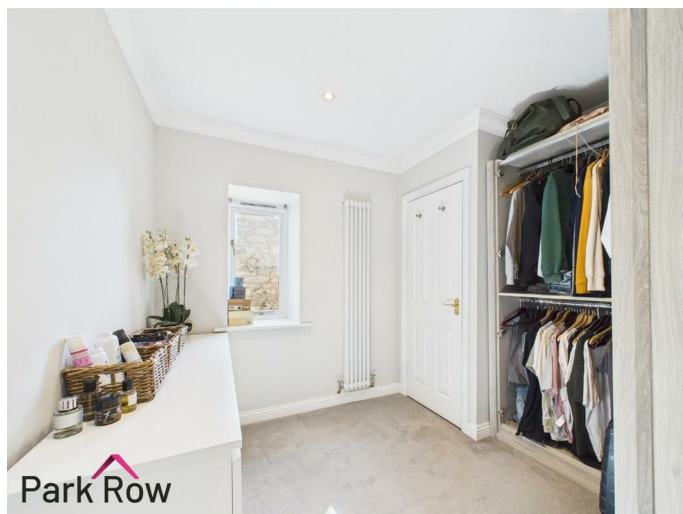
11'5" x 9'11" (3.50 x 3.04)



Double glazed window to the side elevation, central heating radiator with a white wooden radiator cover and LED spotlights to the ceiling.

BEDROOM FOUR

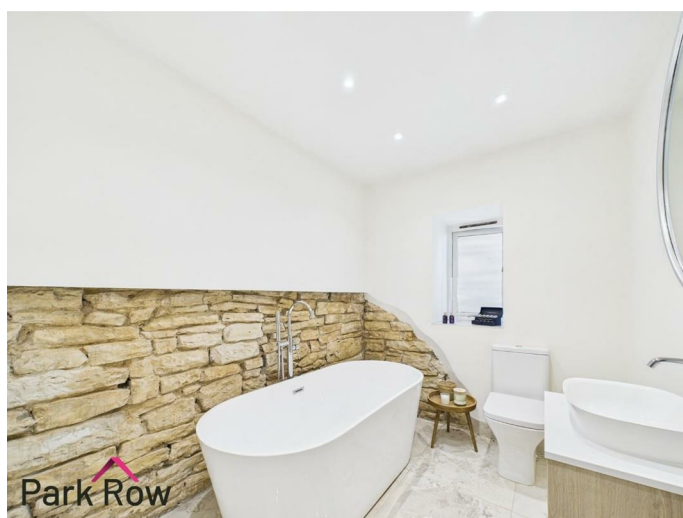
9'6" x 8'8" (2.92 x 2.66)



Double glazed window to the rear elevation, vertical white radiator and an internal door which leads into storage space.

FAMILY BATHROOM

8'5" x 6'11" (2.57 x 2.13)



Obscure double glazed window to the rear elevation and includes a white suite comprising; freestanding bath with freestanding chrome taps to the side, close coupled w/c, hand basin set within a wooden unit with storage, stone feature wall behind the bath and LED spotlights to the ceiling.

EXTERIOR

FRONT



To the front of the property there is a block paved driveway with space for parking, steps up to the entrance door, EV car charging point and a wooden pedestrian gate which leads to the rear garden.

GARAGE

Accessed via a brown up and over door and includes; power, lighting and is currently being used as a gym.

GARDEN



Accessed via the gate at the front of the property, the gate next to the garage, the door in the utility down the pathway or through the double doors in the lounge where you will step out onto; a paved area with space for seating, a wooden raised planter filled with mature shrubs, curved wooden decking with space for seating, perimeter stone walls surrounding and the rest is mainly artificial lawn.



Local Authority: North Yorkshire Council
Tax Banding: F

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.



TENURE AND COUNCIL TAX

Tenure: Freehold



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

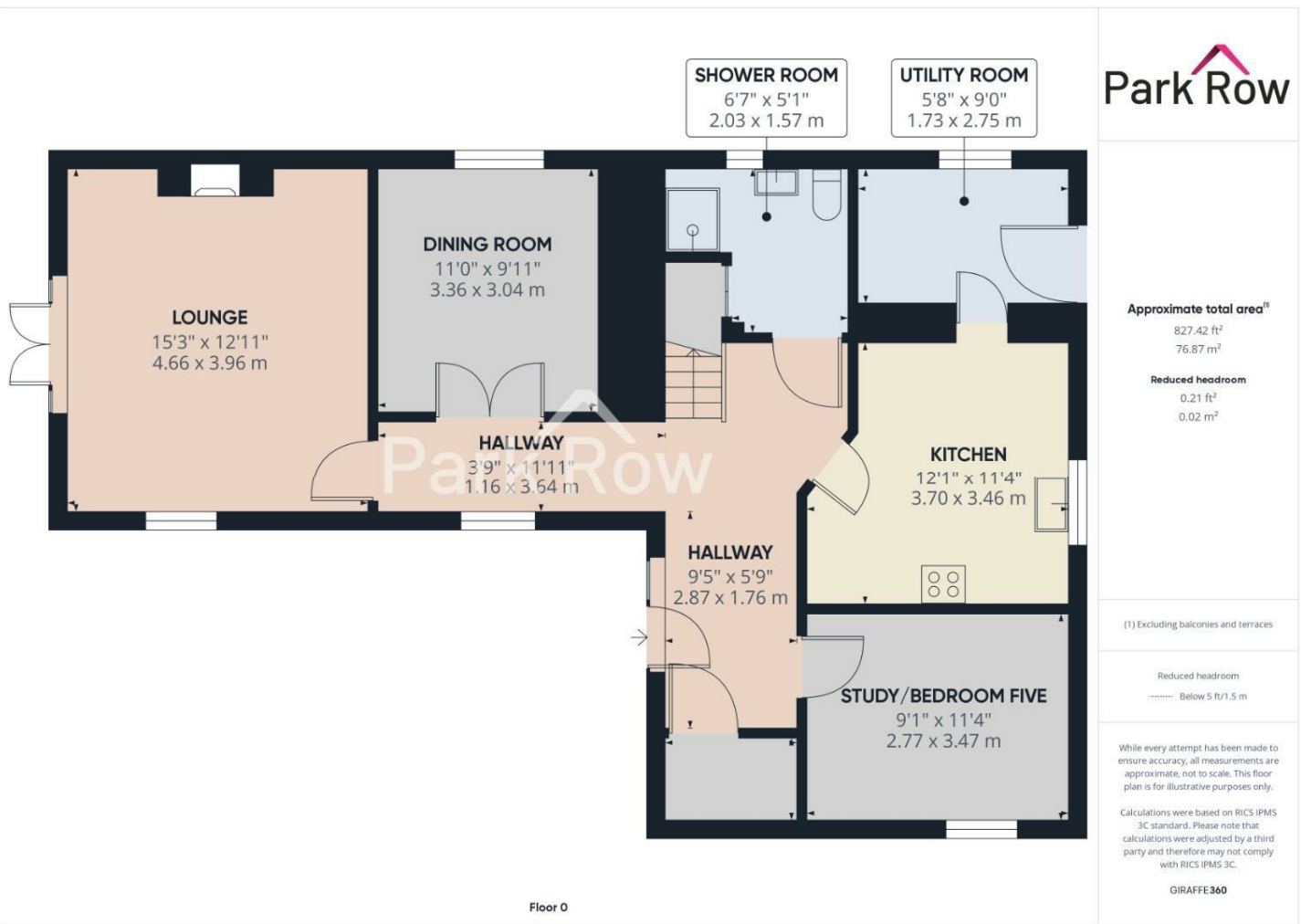
CASTLEFORD - 01977 558480

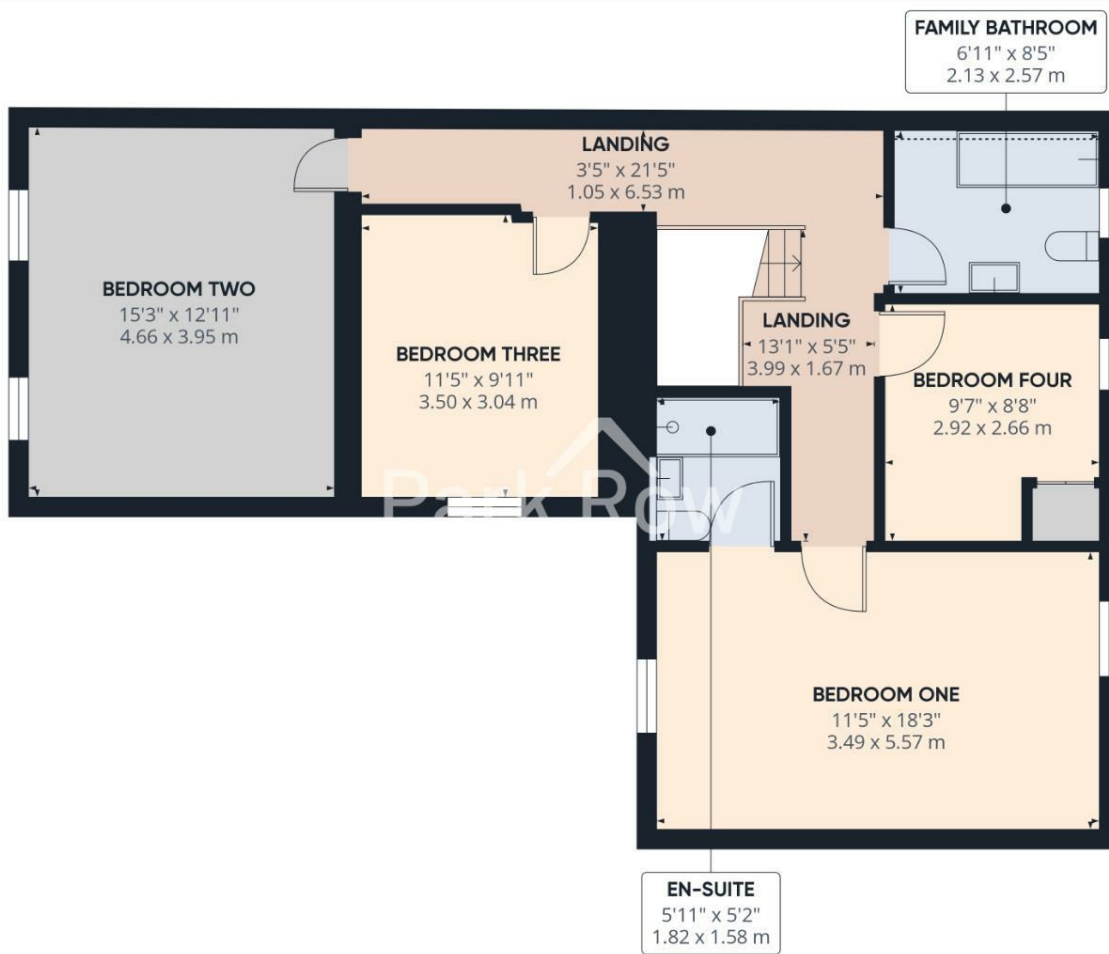
VIEWINGS

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.







Park Row

Approximate total area⁽¹⁾

821.83 ft²
76.35 m²

Reduced headroom

3.31 ft²
0.31 m²

(1) Excluding balconies and terraces

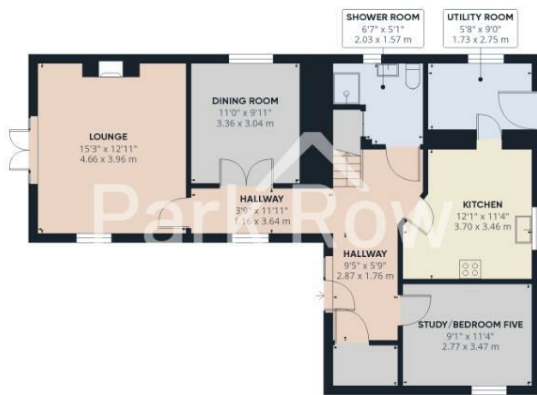
Reduced headroom

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.

GIRAFFE 360



Floor 0



Floor 1

Park Row

Approximate total area¹
1649.25 ft²
153.22 m²

Reduced headroom
3.53 ft²
0.33 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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GIRAFFE360

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