



## Lumby Hill, Monk Fryston

- THREE BEDROOM SEMI DETACHED COTTAGE
- LANDSCAPED GARDENS
- GARAGE AND OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- CHARACTER FEATURES THROUGHOUT
- EPC RATING - D / COUNCIL TAX - F

Offers Over £600,000



# Lumby Hill, Monk Fryston

## DESCRIPTION

Hunters Wetherby are proud to present to the market this stone built cottage which is tucked away in the historical village of Monk Fryston. This three bedroom semi detached house is quite simply a one off and offers versatile living, original features, stunning rear garden and the added benefit of a " Bonus " room. This property is stunning example of when old and new collide.

The ground floor accommodation is quite unique in its offering and every section is meticulously thought out to fully maximise the full potential of this magical home. The porch provides a conveniently located W/C as well as an entrance into the breakfast room and kitchen. These rooms almost blend into a single space that is functional, practical and calming with neutral tones and tiled floor. The dining room is the ideal space for families to spend quality time together.

The garden room has the WOW factor and one can imagine sitting and relaxing enjoying the views over what feels like a complete surprise with mature hedges, fruit trees, flower beds, patio and pond!! This really is the ideal place to enjoy in both summer or winter.

The heart of the home is the spacious lounge, full of character this room offers tasteful beams alongside a stunning fire, both creating a cosy atmosphere to recharge.

The first floor offers three bedrooms, with bedroom three boasting an en-suite and access to the loft room, where a large double bedroom can be found.

Bedroom one presents the convenience of fitted wardrobes as well as a large window to the front and secondary window to the rear, both allowing natural light to flood the space.

Bedroom two is also a well sized double with ample space for bedroom furniture.

The modern house bathroom is comprised of a shower cubicle, freestanding bath, low level wc and a hand wash basin on a vanity unit with a mirror.

To the rear, a utility room and office can be accessed. The utility room offers plumbing for a washing machine as well as additional storage.

The beautifully maintained rear garden is mainly laid to lawn and features a fish pond and fruit trees, with mature bushes and hedges populating the borders. A patio area provides a great place to admire the landscaped gardens.

To the front, a garage can be accessed and sits beside the gravelled driveway which provides great off street parking.





# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.  
**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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