







# Orchard Close, Monk Fryston, Leeds, LS25 5EY

- 3 Bedroom Semi-Detached House
- Located in Monk Fryston
- Charming village atmosphere
- Easy access to schools
- Double Garage
- Brick Feature Wall With Multi-Fuel Burner
- Ideal for families

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## Asking Price £375,000

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## DESCRIPTION

This beautifully presented three-bedroom home offers spacious and versatile accommodation, featuring attractive interiors, a modern kitchen and a recently landscaped rear garden.

Upon entering, the entrance hall provides access to a convenient downstairs WC, with elegant glass doors leading through to the lounge/diner. This inviting reception space is decorated in neutral tones and benefits from a feature exposed brick wall with a log-burning stove, creating a lovely focal point. A bay window to the front, alongside an additional side window, allows plenty of natural light to fill the room. An understairs cupboard provides useful additional storage.

The modern kitchen was fitted approximately six years ago and offers an excellent range of units and generous worktop space. Further features include an integrated fridge freezer, gas hob and electric oven, with glass doors opening through to the lounge.

A separate utility area provides a sink, plumbing for a washing machine and direct access to the rear garden. Off the kitchen, a well-proportioned additional reception room offers flexibility as a dining room, playroom or home office, with a large window overlooking the outside space.

To the first floor, there are three well-presented bedrooms. Bedroom one is a comfortable double featuring solid ash fitted furniture, while bedroom two is also a double and benefits from a built-in wardrobe. Bedroom three overlooks the rear garden and includes fitted furniture, along with a door providing access to the loft area, which houses the combi boiler.

The family bathroom has been newly fitted with a contemporary white high-gloss suite comprising a bath with shower over, WC and wash basin.

Externally, the rear garden has been landscaped this summer and features a predominantly lawned layout, attractive slate edging and a patio area surrounding established greenery. Enclosed by walls and complemented by raised timber edging, the garden provides a pleasant space for relaxing and entertaining.

Further benefits include a double driveway providing ample off-street parking and a double garage fitted with lighting and power, with stairs providing additional access. Both the property and garage are equipped with alarm systems.

Early viewing is highly recommended to appreciate the space, presentation and versatility this lovely home has to offer.

Monk Fryston is a historic North Yorkshire village with a charming rural character. It surrounds a well-preserved Saxon church and known for its close-knit community. It is located west of Selby and is close to the A63 which provides easy access to the major road network via the nearby A1(M) and M62. The village offers local amenities such as a primary school and a community centre, while providing convenient access to larger facilities in nearby Sherburn in Elmet and Selby.







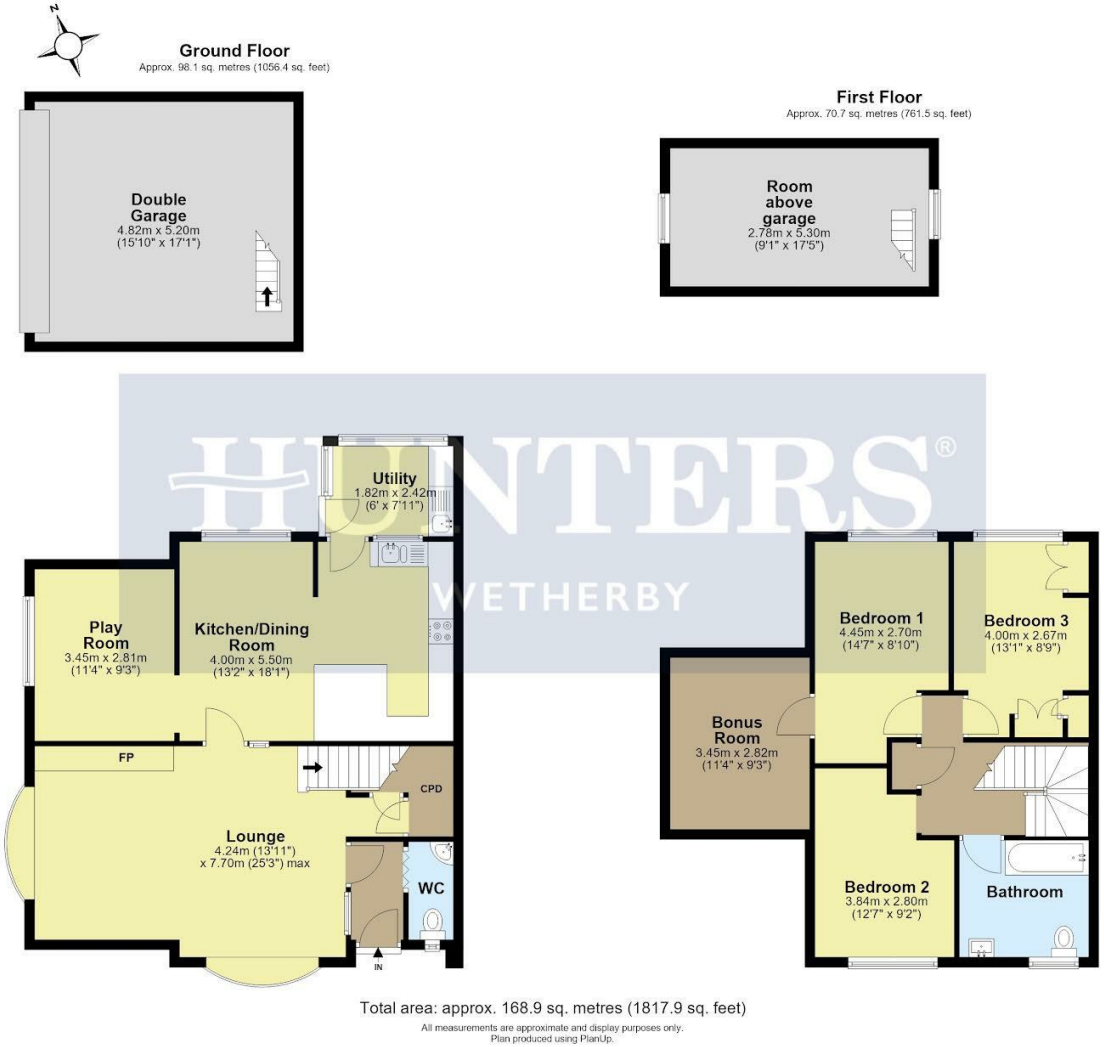













## Viewings

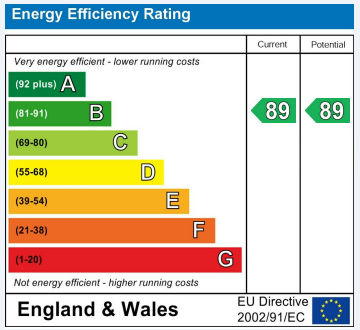
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## 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.




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.

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