

Park Row

The proactive estate agent



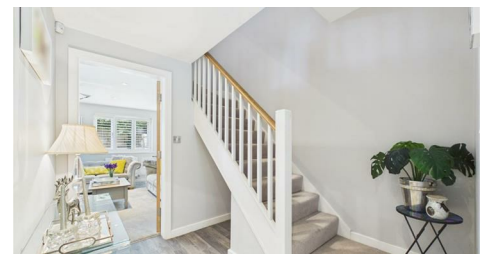
Abbeystone Gardens, Monk Fryston, Leeds, LS25 5FS

Offers In Excess Of £350,000



****DETACHED STONE BUILT TOWNHOUSE**FOUR BEDROOMS**DOWNSTAIRS W/C**TWO EN-SUITES**GARAGE****OFF STREET PARKING**ENCLOSED REAR GARDEN** SOUTH AFTER VILLAGE LOCATION**NO ONWARD CHAIN****

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!



FEDERATION
OF INDEPENDENT
AGENTS

INTRODUCTION

Nestled in the charming Abbeystone Gardens of Monk Fryston, this delightful detached stone built townhouse offers a perfect blend of comfort and modern living. Spanning an impressive 1,366 square feet, the property boasts four spacious bedrooms, making it an ideal family home.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-appointed kitchen is designed for practicality and style, ensuring that meal preparation is a pleasure.

The property features three bathrooms, including an en suite in the master bedroom, providing convenience and privacy for all family members. Each bedroom is thoughtfully designed, offering ample space and natural light, creating a serene retreat for rest and relaxation.

Outside, the private rear garden is a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the property includes a garage and parking for multiple vehicles, ensuring that you have all the space you need for your vehicles and storage.

This detached stone built townhouse in Monk Fryston is not just a house; it is a home that offers comfort, space, and a sense of community. With its excellent location and thoughtful design, it is a perfect choice for those seeking a peaceful yet connected lifestyle. Do not miss the opportunity to make this lovely property your own.

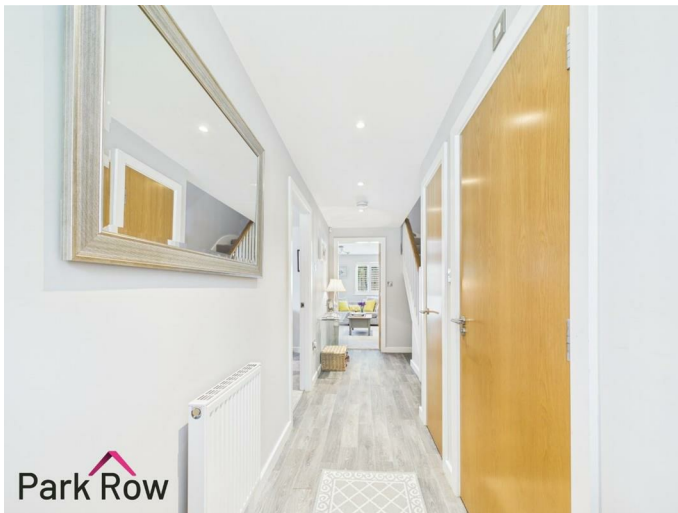
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter though a composite entrance door with glazed panels within which lead into:

HALLWAY

17'4" x 3'10" (5.29 x 1.18)



A central heating radiator, a door which into storage

cupboard, stairs which lead up to the first floor accommodation with space for storage underneath and further doors which lead into;



W/C

6'0" x 3'7" (1.85 x 1.10)



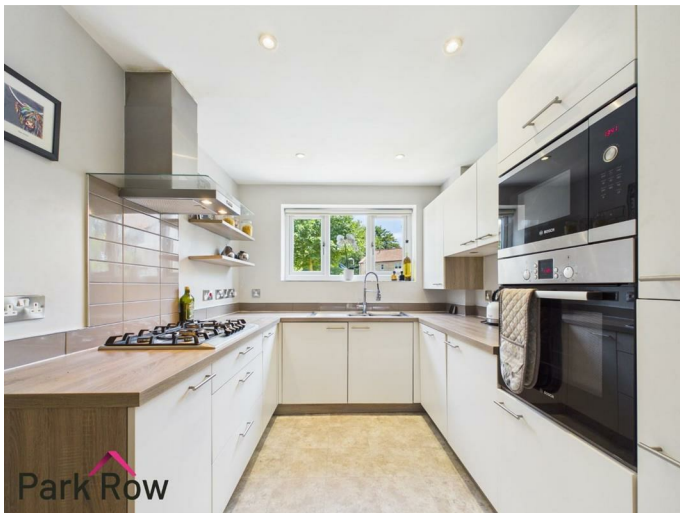
A white suite comprising of: a close coupled WC, a hand basin with a chrome taps over and tiled splashback, a central heating radiator and a double glazed obscure window to the front elevation.

KITCHEN/DINING ROOM

17'0" x 8'2" (5.20 x 2.50)



A double glazed window to the front elevation, a central heating radiator, white wall and base units, square edge laminate worktops, stainless steel one and a half drainer sink with a chrome mixer tap over, integrated one and a half ovens, five ring gas hob with a built in extractor fan over and tiled splashback, integrated fridge/freezer, integral washing machine and internal double doors which lead into;

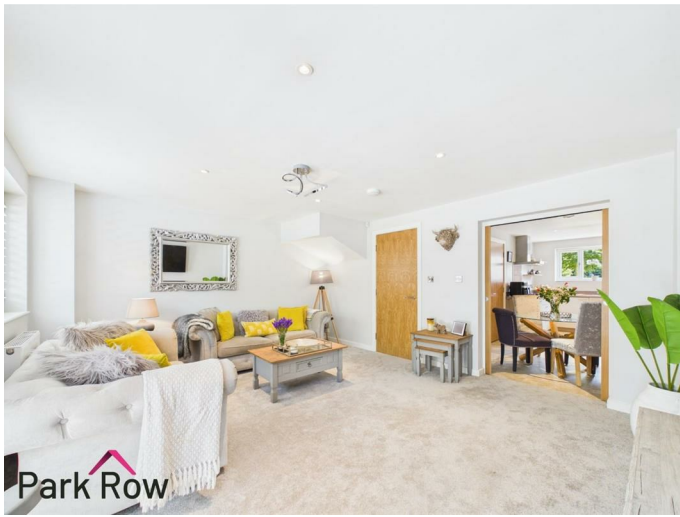


LOUNGE

16'2" x 13'6" (4.94 x 4.13)



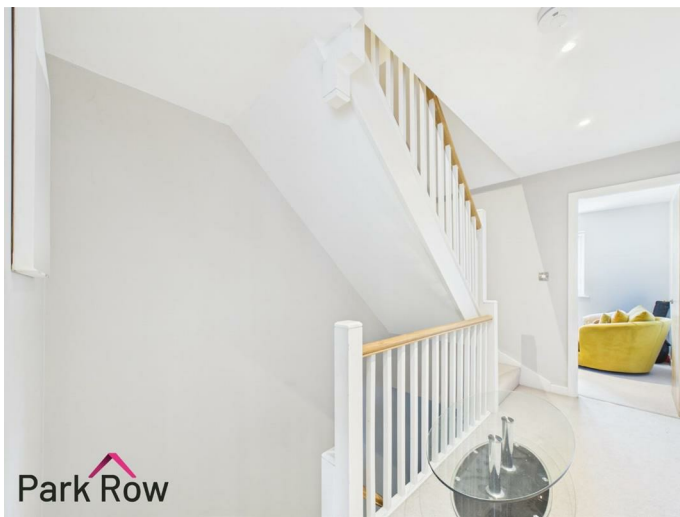
A double glazed window to the rear elevation, a central heating radiator, electrics for a wall mounted TV and double glazed double doors which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

12'4" x 4'7" (3.78 x 1.4)



Stairs which lead up to the second floor accommodation and internal doors which lead into;

BEDROOM TWO

11'11" x 9'9" (3.64 x 2.99)



Two double glazed window to the rear elevation, built in wooden wardrobes, a central heating radiator and a door which leads into;



EN-SUITE

9'7" x 3'10" (2.94 x 1.19)



An obscure double glazed window to the rear elevation and a white suite comprising of: a close coupled WC, a hand basin with a chrome mixer tap over set on top of a white unit with space for storage, electric shaver point, a glass shower enclosure with an electric shower within and a chrome towel rail.



BEDROOM THREE

12'7" x 8'0" (3.86 x 2.45)



A central heating radiator and a double glazed window to the front elevation.



BEDROOM FOUR

8'7" x 7'10" (2.64 x 2.39)



A central heating radiator and a double glazed window to the front elevation.



BATHROOM

7'11" x 5'7" (2.42 x 1.71)



A white suite comprising of: a close coupled WC, a hand basin set in oak effect vanity unit with a chrome mixer tap over, a panel bath with a mains shower over and a glass shower screen, electric shaver point and a chrome towel rail.

SECOND FLOOR ACCOMMODATION

LANDING

An internal door which leads into;

BEDROOM ONE

15'5" x 12'4" (4.71 x 3.76)



A central heating radiator, a double glazed window to the front elevation, a half internal door leading into a storage cupboard and a further internal door which leads into;



FRONT



EN-SUITE

8'6" x 3'10" (2.61 x 1.19)



A Velux skylight window and a white suite comprising of: a close coupled WC, a hand basin with a chrome mixer tap over and a white unit below with space for storage, electric shaver point, a glass shower enclosure with an electric shower within and a chrome towel rail.

A block paving driveway with parking for multiple cars, a path leading to the front door, a gravel border with established plants and trees, access into the garage, a pathway which leads to the rear garden and the rest is mainly laid to lawn.



EXTERIOR



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REAR



Accessed via the wooden pedestrian gate at the side of the property, the patio doors in the lounge or via the back garage door where you will step out on to: a paved area with space for seating, wooden fencing to all three sides and the rest is mainly lawn.

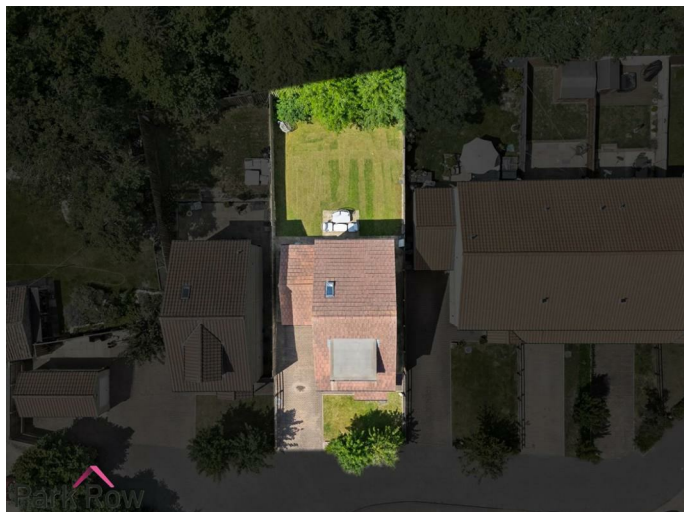


GARAGE

18'8" x 9'1" (5.71 x 2.79)

Accessed via the up and over door from the driveway of the property and includes: power, lighting and a wooden door to the rear which leads into the rear garden.

AERIAL PHOTO



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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

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

Broadband: Fibre (FTTP)
Mobile: 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.

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.

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.

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.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

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

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRAC & CASTLEFORD - 01977 791133

MAKING AN OFFER

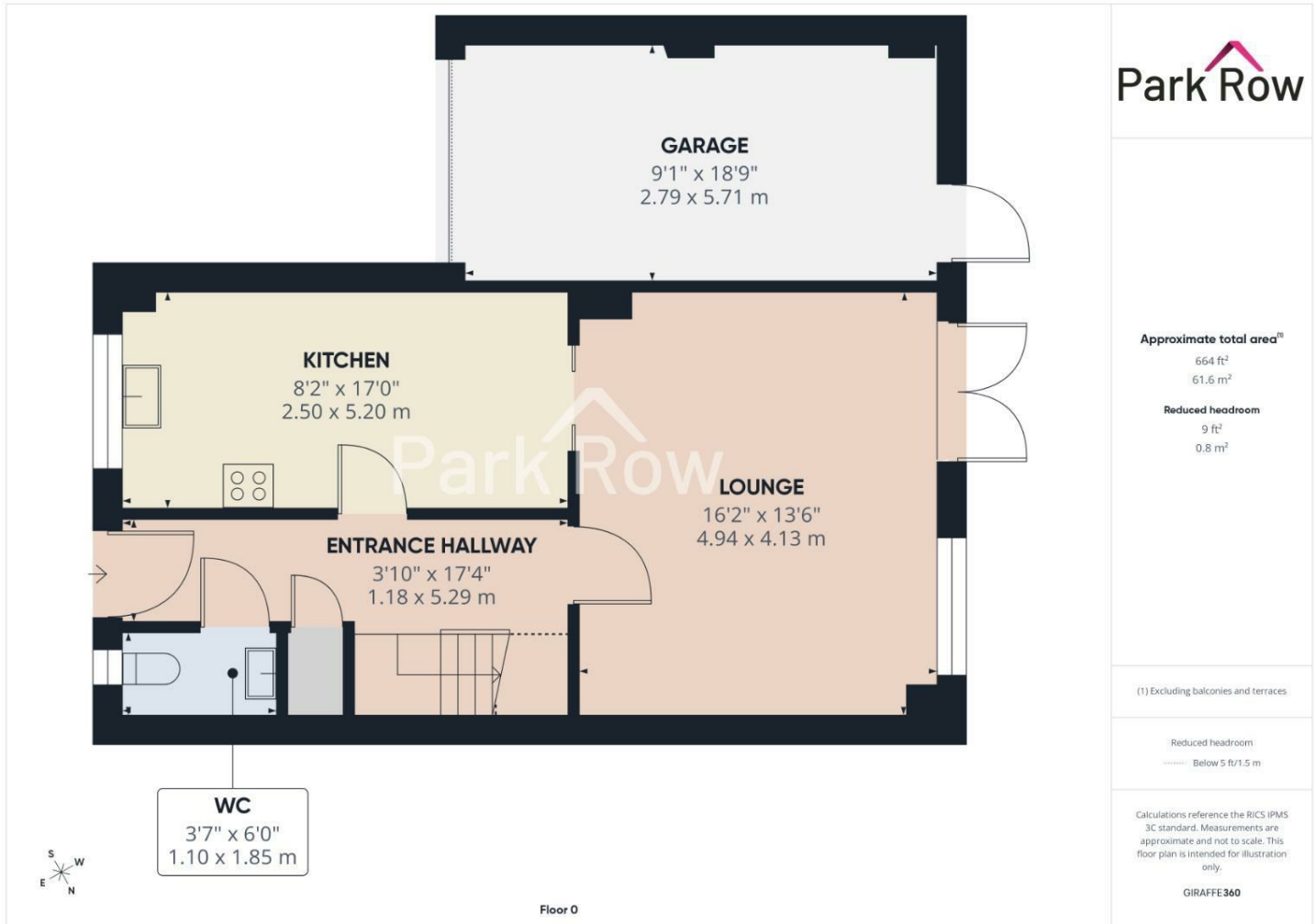
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

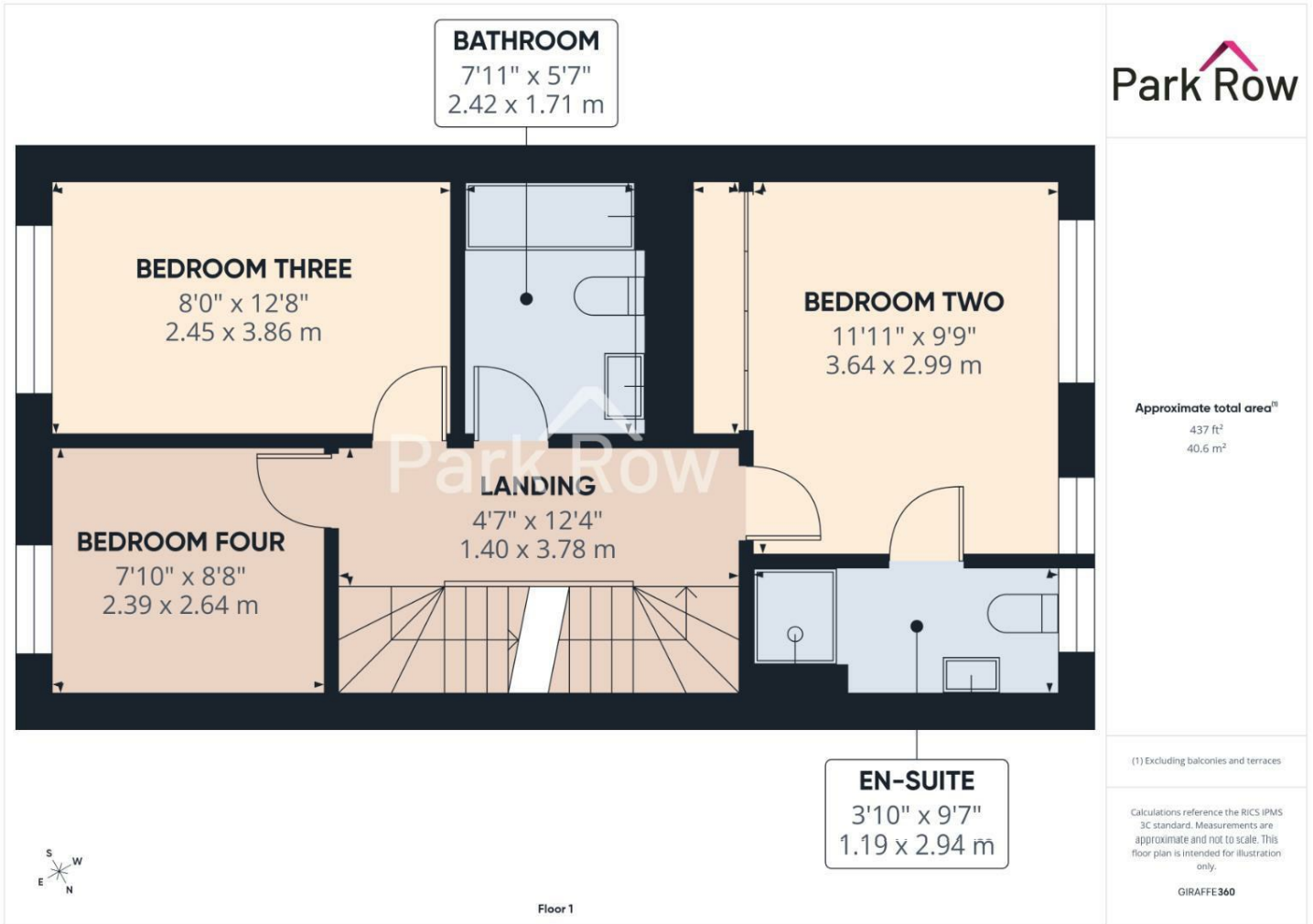
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

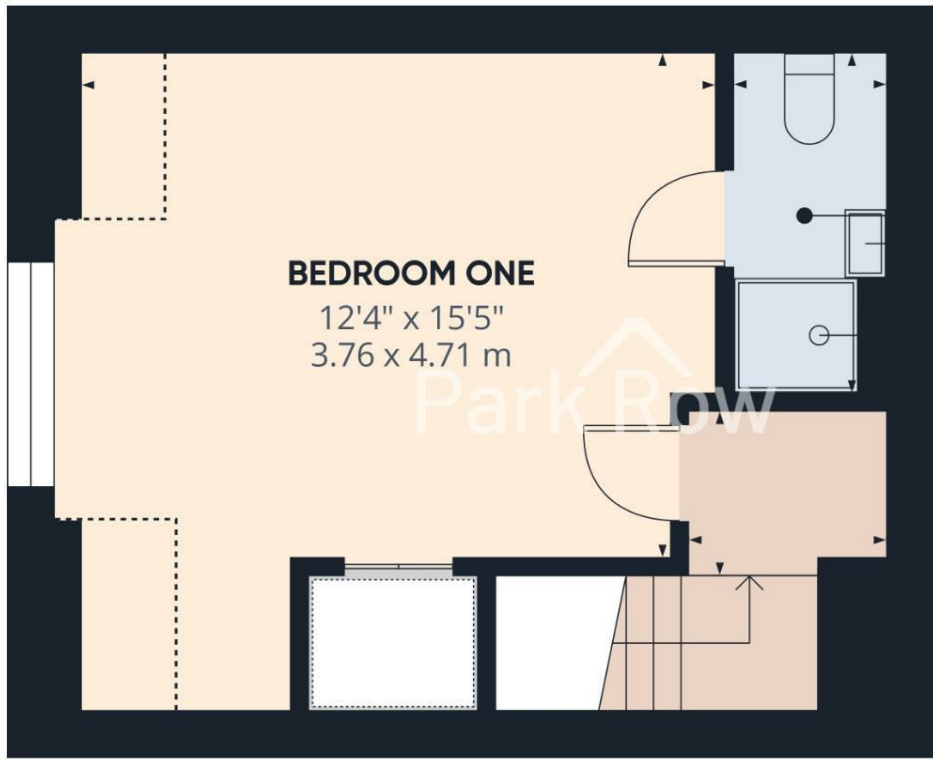


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EN-SUITE
8'6" x 3'10"
2.61 x 1.19 m

Approximate total area⁽¹⁾
265 ft²
24.7 m²
Reduced headroom
22 ft²
2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

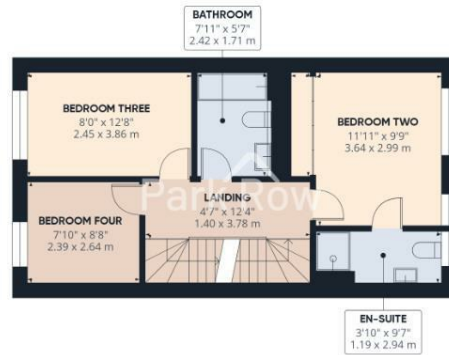
GIRAFFE360



Floor 2



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾
1366 ft²
126.9 m²

Reduced headroom
30 ft²
2.8 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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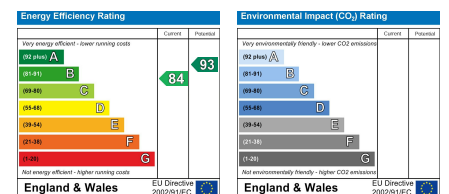
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