

The Crescent, Monk Fryston

Offers Over £375,000



Full Description

Beautifully presented and thoughtfully extended, this four-bedroom home in Monk Fryston combines spacious accommodation over three floors with a generous rear garden and an outlook over open fields.

The extended kitchen/diner is a standout feature. A vaulted ceiling with roof windows brings natural light into the room, while contrasting cabinetry, generous work surfaces, and a central island create a sociable space for everyday family life and entertaining. French doors open onto the garden, making the outdoor space a natural extension of the room.

A separate living room also benefits from French doors to the garden, providing a comfortable space to relax. The entrance hall, utility room, and downstairs WC complete the ground-floor accommodation.

The first floor offers three bedrooms and a stylish family bathroom. Occupying the second floor, the main bedroom enjoys its own walk-in wardrobe and a shower room fitted with a shower enclosure, WC, and washbasin, creating a spacious retreat at the top of the house.

Outside, the generous rear garden offers a substantial lawn, paved seating areas, and a covered entertaining space, with views towards the open fields beyond. A driveway and garage provide parking, while an EV charger adds convenience for electric vehicle owners.

With approximately 121 m² / 1,302 sq ft of accommodation, as recorded on the EPC, this home offers an appealing combination of living space, outdoor space, and contemporary presentation.

EPC rating: C (71), with a potential rating of B (82).

Viewing is highly recommended to appreciate the accommodation and setting.

Features

- Beautifully presented four-bedroom home
- Spacious accommodation over three floors
- Extended kitchen/diner with island and roof windows
- Separate living room with French doors to the garden
- Top-floor main bedroom with walk-in wardrobe
- Second-floor shower room and first-floor family bathroom
- Separate utility room and downstairs WC
- Generous garden with covered seating and open-field views
- Driveway, garage and EV charger
- Approximately 121 m² / 1,302 sq ft — EPC rating C

Contact Us

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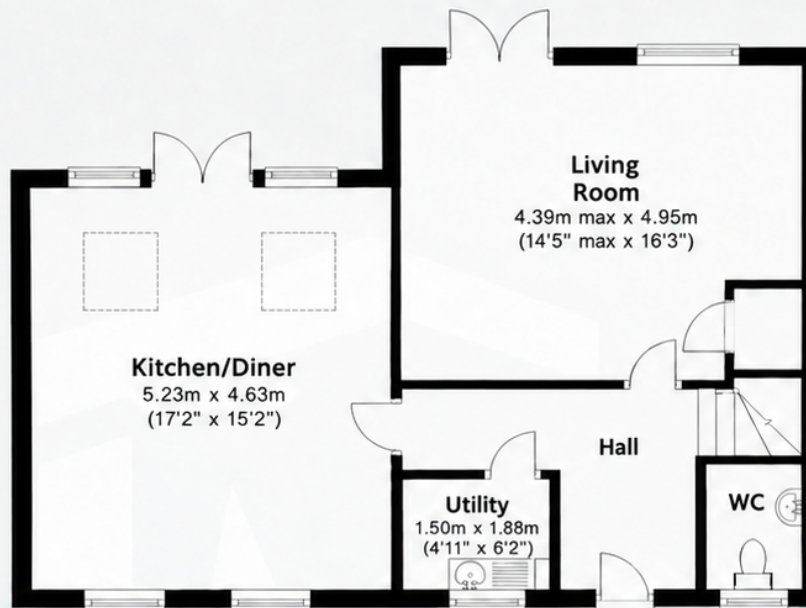


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
England, Scotland & Wales		EU Directive 2002/91/EC

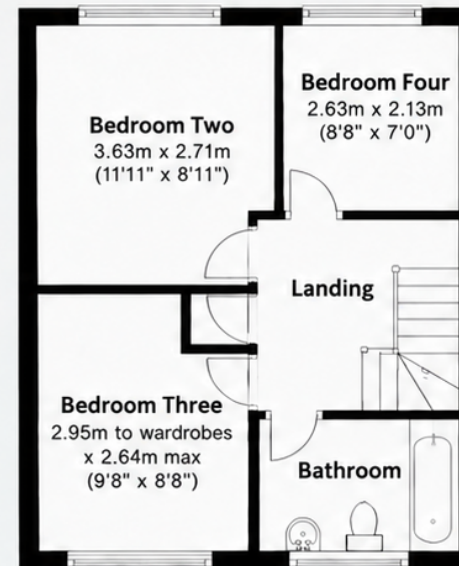
Environmental (CO ₂) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	0	0
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



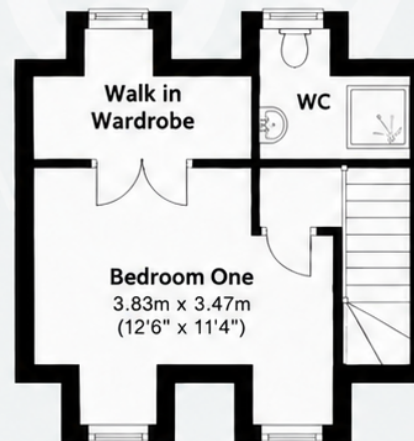
Ground Floor



First Floor



Second Floor



TOTAL FLOOR AREA

121 m² / 1,302 sq ft approx.
(As recorded on EPC)

ENERGY PERFORMANCE

Current: **C** (71)

Potential: **B** (82)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with 4Plan. COPYRIGHT IMOVED LTD