

# Park Row

The proactive estate agent



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

**Offers In Excess Of £290,000**



**\*\* TERRACED HOME \*\* THREE DOUBLE BEDROOMS \*\* OFF STREET PARKING \*\* ENCLOSED REAR GARDEN  
\*\* DOWNSTAIRS W/C \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* PERFECT FOR FIRST TIME BUYERS \*\*  
GREAT FOR INVESTORS \*\* SOUGHT AFTER VILLAGE LOCATION \*\***

**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 village of Monk Fryston, this delightful three-bedroom terraced home is an ideal choice for first-time buyers or small families seeking a welcoming community. The property boasts a well-designed layout, featuring a spacious reception room that flows seamlessly into a stunning open-plan kitchen and dining area, perfect for entertaining or family gatherings.

The home includes three comfortable bedrooms, providing ample space for relaxation and rest. A modern bathroom and a convenient downstairs w/c enhance the practicality of the living space, making daily routines effortless. The property is beautifully presented throughout, showcasing tasteful decor and a warm ambiance.

Outside, you will find an enclosed rear garden, offering a private retreat for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air. Additionally, the property benefits from a garage and off-street parking, ensuring that convenience is at your fingertips.

With its desirable location in Monk Fryston, this home is not only a lovely place to live but also a fantastic investment for the future. Do not miss the opportunity to make this charming property your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with a double glazed window within which leads into;

### ENTRANCE HALLWAY

6'5" x 2'11" (1.98 x 0.90)



A central heating radiator, an oak internal door which leads into a spacious storage cupboard and two further internal oak doors which lead into;

## DOWNSTAIRS W/C

6'5" x 2'10" (1.96 x 0.87)

An obscure double glazed window to the front elevation and includes a white suite comprising of; a close coupled w/c, a pedestal hand basin with chrome taps over and tiled splashback behind, a central heating radiator and tiled flooring.

## LOUNGE

13'9" x 11'0" (4.21 x 3.37)



A double glazed bay-window to the front elevation, stairs which lead up to the first floor accommodation, a central heating radiator and an open doorway which leads into;





**KITCHEN/DINING ROOM**  
17'10" x 12'11" (5.44 x 3.95)



A double glazed window to the rear elevation, cream wooden shaker-style wall and base units surrounding, square edge wood-effect laminate worktop which extends to create a breakfast bar with space for seating, five ring gas hob with a built in extractor fan over and glass splashback behind, built in double ovens, space and plumbing for a washing machine and a dishwasher, white ceramic drainer sink with chrome taps over, built in fridge/freezer, white vertical radiator, laminate flooring to the kitchen area, space for a dining table and chairs and a double glazed patio door which leads out to the rear garden.



**LANDING**  
9'2" x 6'2" (2.81 x 1.89)



Loft access, an internal oak door which leads into a storage cupboard and further internal oak doors which lead into;



**BEDROOM ONE**  
12'10" x 8'10" (3.92 x 2.70)



A double glazed window to the rear elevation, a central heating radiator and built in wardrobes with double oak doors;



**FIRST FLOOR ACCOMMODATION**



MEMBER  
**FIA**  
BY INVITATION ONLY  
FEDERATION  
OF INDEPENDENT  
AGENTS



**BEDROOM TWO**  
12'11" x 8'7" (3.95 x 2.62)



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



**BEDROOM THREE**  
10'7" x 9'0" (3.25 x 2.76)



A double glazed window to the front elevation, a central heating radiator and built in wardrobes with double oak doors;



## MAIN BATHROOM

8'4" x 7'7" (2.56 x 2.32)



An obscure double glazed window to the front elevation and includes a white suite comprising of; a close coupled w/c, a pedestal hand basin with chrome taps over, a freestanding bath with both taps and shower attachments over, a pedestal hand basin with chrome taps over and tiled splashback behind, a fully tiled walk in mains shower with a glass shower screen, vintage-style towel radiator and LED spotlights to the ceiling.



## EXTERIOR

## FRONT



To the front of the property there is a paved pathway which leads to the entrance door, borders filled with mature shrubs and bushes and the rest is mainly lawn.



FEDERATION  
OF INDEPENDENT  
AGENTS

## REAR



Accessed via the gate at the rear of the property or through the double glazed patio doors in the open plan kitchen/dining room where you will step out onto; a stone paved patio area with space for seating, a paved pathway which leads to the gate at the rear and an outdoor shed with lighting and electric supply, a curved shaped area filled with established bushes, perimeter wooden fencing to all three sides and the rest is mainly lawn.



## GARAGE + PARKING

The garage is set within a block of garages at the other side of the street and is a great space for storage and has space for a vehicle.

There is off street parking outside the front of the property however this is not an allocated parking space.



FEDERATION  
OF INDEPENDENT  
AGENTS

## 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.

## 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.

## 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

## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: C

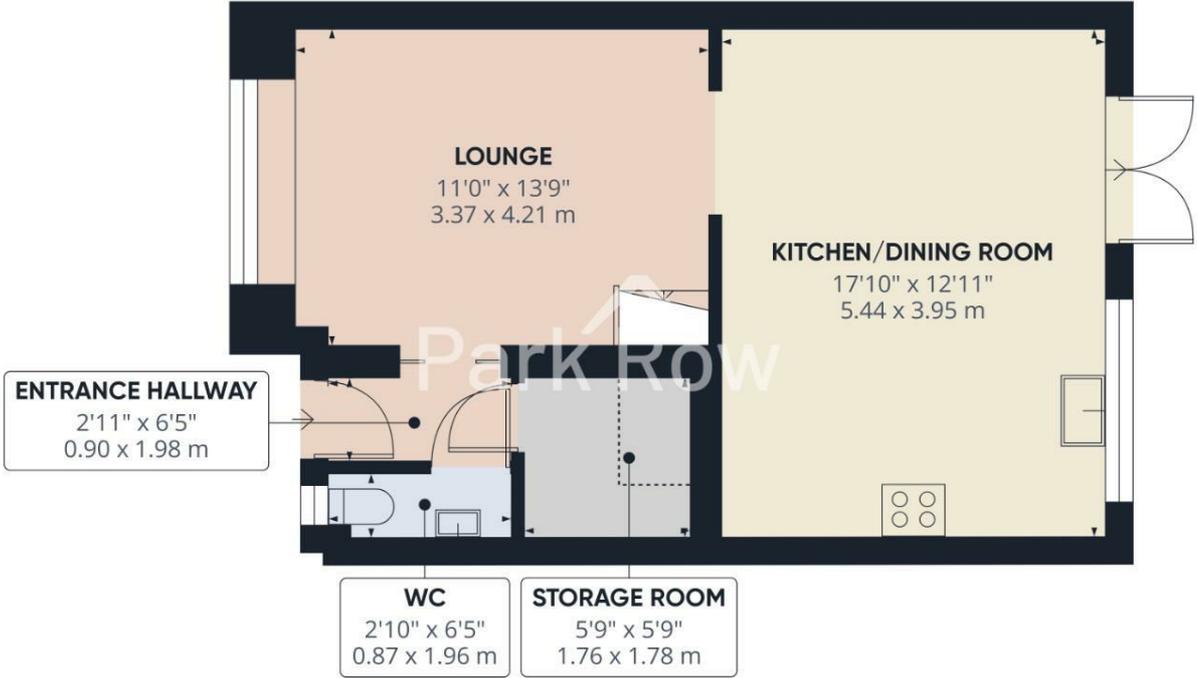
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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.



MEMBER  
FEDERATION  
OF INDEPENDENT  
AGENTS



**Approximate total area<sup>(1)</sup>**  
465 ft<sup>2</sup>  
43.3 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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 0

STORAGE/BOILER

Park Row

BEDROOM THREE

9'0" x 10'7"  
2.76 x 3.25 m

BEDROOM TWO

8'10" x 12'10"  
2.70 x 3.92 m

BEDROOM TWO

8'7" x 12'11"  
2.62 x 3.95 m

MAIN BATHROOM

8'4" x 7'7"  
2.56 x 2.32 m

LANDING

6'2" x 9'2"  
1.89 x 2.81 m

Approximate total area<sup>(1)</sup>  
424 ft<sup>2</sup>  
39.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1



FEDERATION OF INDEPENDENT AGENTS



T 01977 681122  
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
sherburn@parkrow.co.uk

