

# Park Row

The proactive estate agent



## The Crescent, Monk Fryston, Leeds, LS25 5EF

Offers In Excess Of £220,000



\*\* END TERRACE HOUSE \*\* TWO BEDROOMS \*\* DOWNSTAIRS W/C \*\* GARAGE \*\* ENCLOSED REAR GARDEN \*\* OFF ROAD PARKING \*\* 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!



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## INTRODUCTION

Nestled in the charming village of Monk Fryston, Leeds, this delightful end terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a bright hallway leading through to an open plan living/dining room perfect for relaxation or entertaining guests. The property also features a convenient downstairs W/C, adding to the practicality of the living space.

The kitchen is functional and well-equipped, with space for under counter fridge and freezer, making it a joy to prepare meals. The enclosed rear garden provides a private outdoor space for gardening, play, or simply enjoying the fresh air. With a paved area for outdoor seating the outdoor space provides an excellent environment for summer barbecues or quiet evenings spent alfresco.

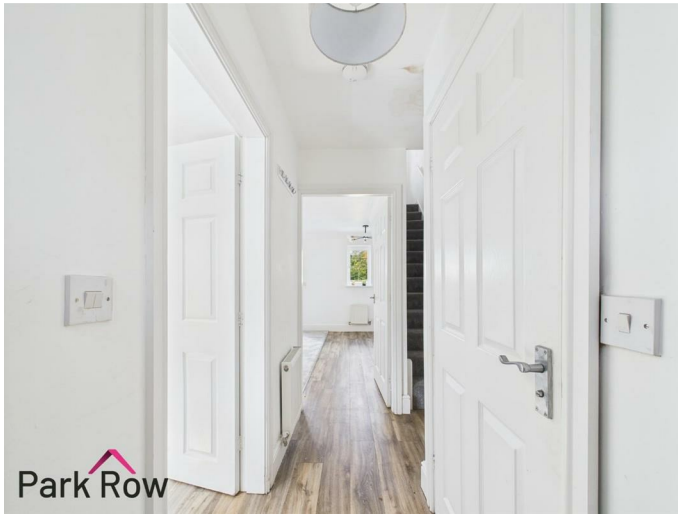
For those with vehicles, the property includes parking for one vehicle, along with a garage that offers additional storage or the potential for a workshop.

Located in the picturesque Crescent, this home is within easy reach of local amenities and transport links, ensuring that you are well-connected to the surrounding areas. The village atmosphere of Monk Fryston adds to the appeal, making it a lovely place to call home.

In summary, this end terrace house combines practical living with a serene environment, making it a wonderful opportunity for anyone looking to settle in this delightful part of Leeds.

## GROUND FLOOR ACCOMODATION

### ENTRANCE



Enter through a composite entrance door with a glazed panel above which leads into:

### DOWNSTAIRS W/C

2'9" x 5'6" (0.86 x 1.70)



An obscure double glazed window to the front elevation and includes a white suite comprising: close coupled w/c, handbasin plus a central heating radiator.

### KITCHEN

9'8" x 8'7" (2.95 x 2.64)



A double glazed window to the front elevation, white gloss wall and base units surrounding, space for undercounter fridge and undercounter freezer, built in double oven, four ring gas hob with a built in extractor fan over and tiled splashback behind, space and plumbing for a washing machine, one and a half stainless steel drainer sink with chrome taps over and tiled splashback surrounding.



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**LOUNGE / DINING ROOM**  
16'2" x 13'4" (4.94 x 4.08)



A double glazed window to the rear elevation, two central heating radiators, electric fire and double glazed sliding doors which lead into the rear enclosed garden.



**FIRST FLOOR ACCOMODATION**

**LANDING**  
12'10" x 6'2" (3.93 x 1.90)

A double glazed window to the rear elevation and internal doors which lead into;



**BEDROOM ONE**  
9'7" x 12'5" (2.94 x 3.81)



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

**BEDROOM TWO**  
9'7" x 9'7" (2.94 x 2.93)



Double glazed window to the rear elevation, central heating radiator and a built in wardrobe.



## FAMILY BATHROOM

6'3" x 8'9" (1.91 x 2.68)



Obscure double glazed window to the front elevation and includes a white suite comprising: panel shower bath with chrome taps over with glass shower screen, close coupled w/c, handbasin with chrome taps over, central heating radiator, fully tiled within the bath area and half tiled to remaining walls.

## EXTERIOR

### FRONT



Accessed via a metal pedestrian gate with a paved footpath which leads to the front entrance door and runs along the front of the property.

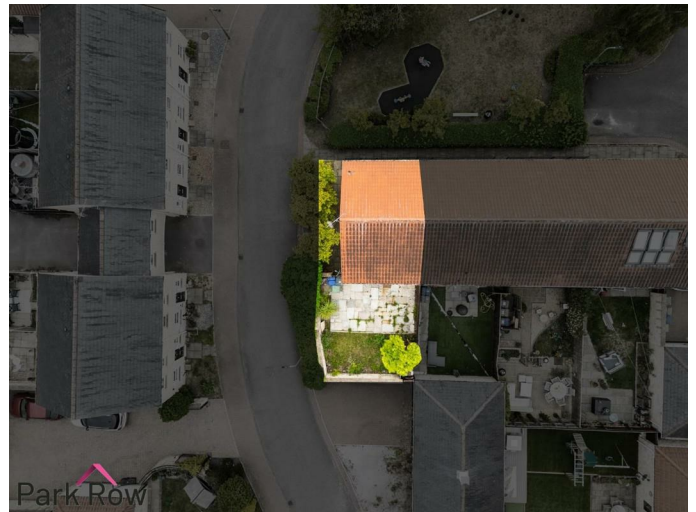


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## REAR



Accessed down the side of the property via the wooden pedestrian gate or the double doors in the living room where you will step out onto: a paved patio in front of the double doors with space for seating, borders either side with some established shrubs and the rest of the garden is laid to lawn.



## 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**

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

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

SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
GOOLE - 01405 761199  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

## **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.

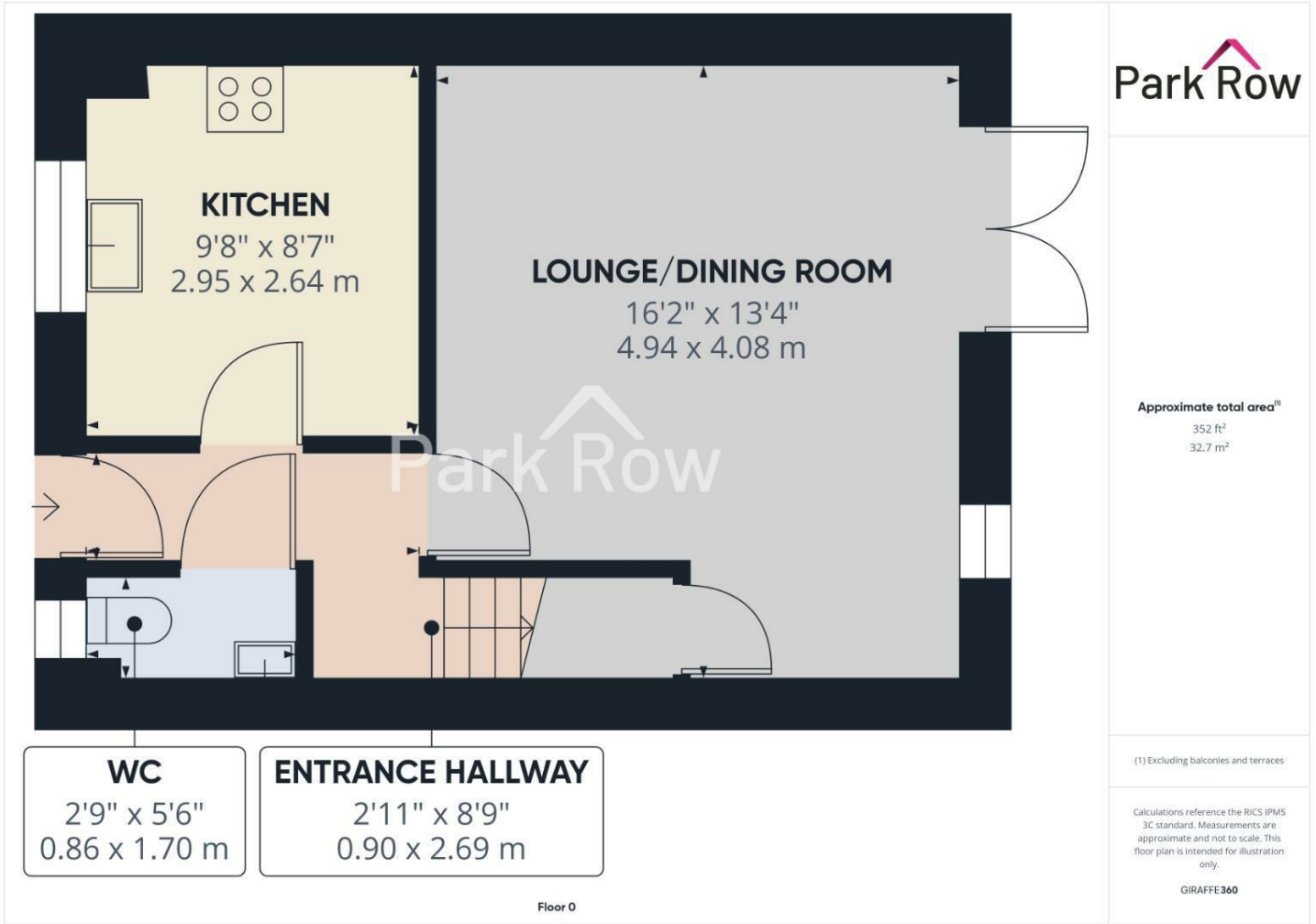
## **VIEWINGS**

Strictly by appointment with the sole agents.

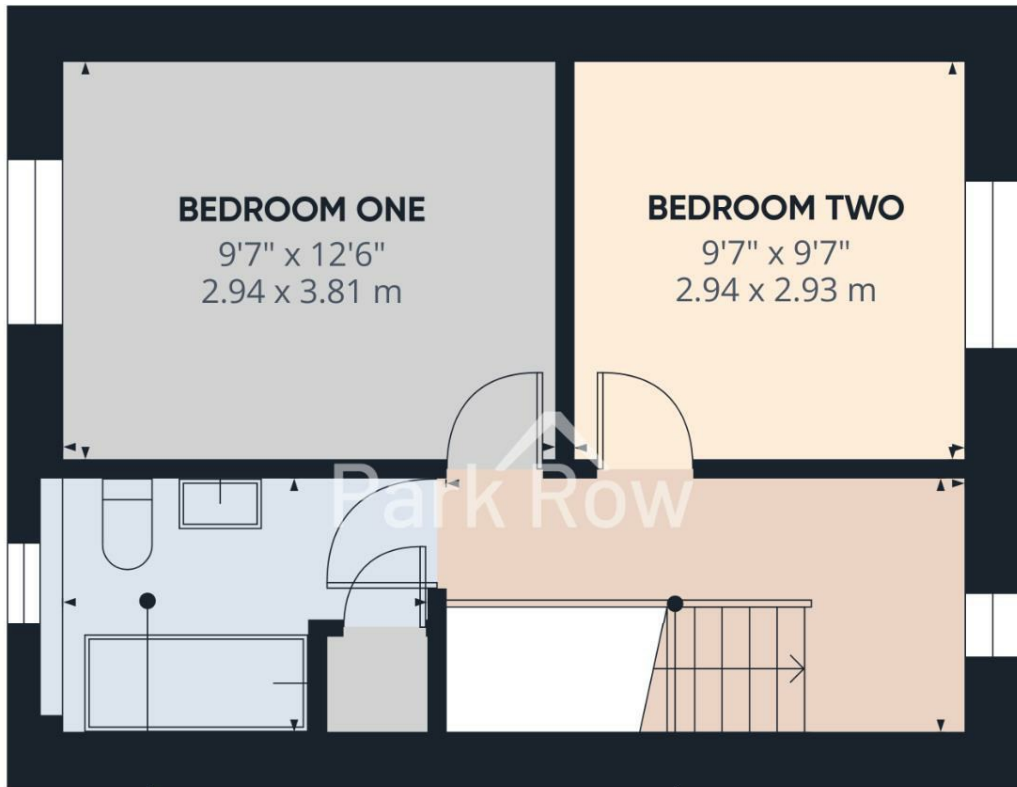
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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**BEDROOM ONE**  
9'7" x 12'6"  
2.94 x 3.81 m

**BEDROOM TWO**  
9'7" x 9'7"  
2.94 x 2.93 m

**BATHROOM**  
6'3" x 8'9"  
1.91 x 2.68 m

**LANDING**  
6'2" x 12'10"  
1.90 x 3.93 m

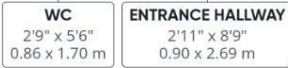
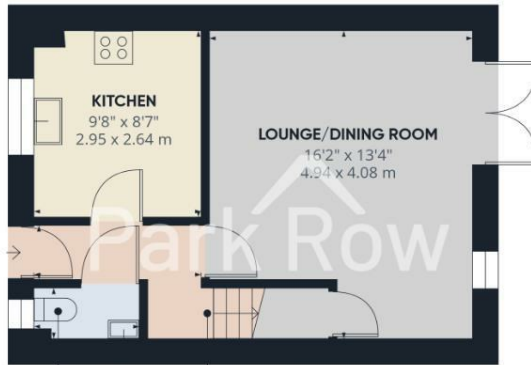
Floor 1

Approximate total area<sup>(1)</sup>  
324 ft<sup>2</sup>  
30 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.

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Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
676 ft<sup>2</sup>  
62.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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**T** 01977 681122  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
82 (A)	88 (A)		
71 (B)			
69 (B)	73 (C)		
55 (C)			
49 (D)			
44 (E)			
35 (F)			
21 (G)			
1 (G)			

EU Directive 2002/91/EC



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