



Main Street, Monk Fryston, LS25 5DU

- THREE BEDROOM TOWNHOUSE
- MASTER BEDROOM WITH DRESSING ROOM & WALK-IN WARDROBE
- CORNER PLOT
- BEAUTIFULLY PRESENTED THROUGHOUT
- SOUGHT AFTER LOCATION
- EPC RATIND - D / COUNCIL TAX BAND - C

Offers Over £300,000



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DESCRIPTION

Hunters Wetherby are proud to present this gorgeous three bedroom townhouse in the sought after location of Monk Fryston!

On entering the property you are greeted by the entrance hallway which leads to the spacious lounge through dining room, designed with a dual aspect that invites an abundance of natural light, creating a warm and inviting atmosphere. This area is perfect for both relaxation and entertaining, making it the heart of the home. The exposed brick gas fireplace serves as a stunning focal point.

The beautiful kitchen boasts a high-end finish that is sure to impress. It is equipped with a comprehensive range of wall and base units, along with high end Bosch integral appliances including a hob, oven, dishwasher, washing machine and microwave.

On the first floor, you will find three thoughtfully designed bedrooms, each offering unique advantages. The master bedroom stands out with its impressive dressing room and a walk in wardrobe. The walk in wardrobe could be transformed into an en-suite shower room.

The second bedroom is a spacious double, ideal for family or guests, while the third bedroom serves as a versatile single room, perfect for a child's room or a study.

Externally, the property sits on a private road and provides personal parking to the front of the property and a space in front of the garage.

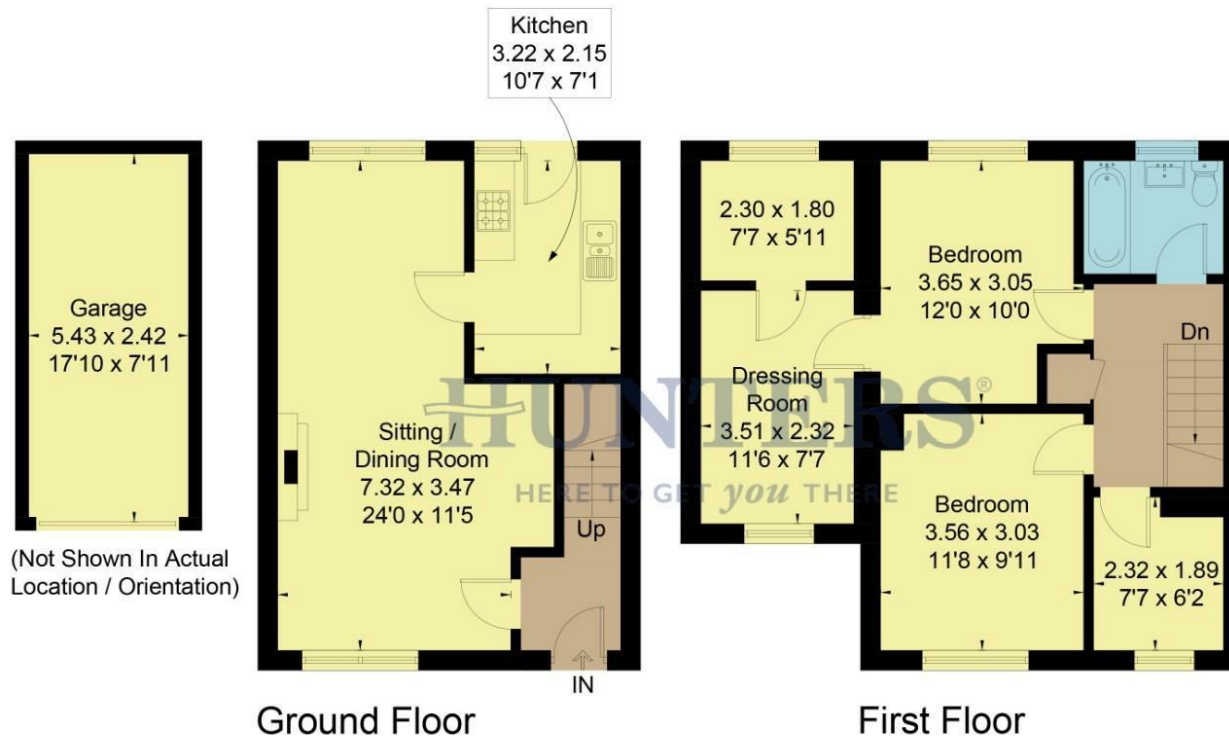
One of the standout features of this home is the beautifully maintained garden at the rear. This outdoor space is a true haven, adorned with vibrant flower and shrub borders that add a splash of colour throughout the seasons. The patio area is perfect for al fresco dining or simply enjoying a cup of tea in the sunshine, while the lawned area offers a great space for children to play or for hosting summer gatherings.

Set on an enviable corner plot, this property not only provides a sense of privacy but also enhances the overall appeal of the home.





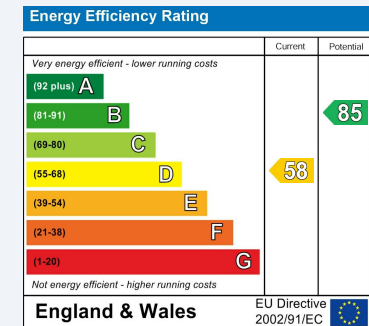
Approximate Floor Area = 90.6 sq m / 975 sq ft
 Garage = 13.1 sq m / 141 sq ft
 Total = 103.7 sq m / 1116 sq ft



(Not Shown In Actual Location / Orientation)

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.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #92018

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.



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