



## Water Lane, Monk Fryston, Leeds, LS25 5DZ

- THREE BEDROOM END TERRACE
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN DINER
- SOUGHT AFTER VILLAGE LOCATION OF MONK FRYSTON
- BEAUTIFULLY LANDSCAPED GARDEN
- EPC RATING - C / COUNCIL TAX - C

Offers Over £325,000

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## DESCRIPTION

Hunters Wetherby are proud to present to the market this beautiful three bedroom end terrace in the sought after, picturesque village of Monk Fryston.

On entrance to this stunning home, you immediately feel at ease - the warm, comforting tones of the property accentuate the homely feel.

The entrance hallway makes way for the downstairs W/C which is comprised of a low level W/C and wash hand basin. The hallway also boasts a useful storage cupboard.

The solid oak, glass panelled double doors open up into the open plan living space which oozes warmth with a colour palette which just relaxes you instantly. The lounge area features a contemporary, remote controlled electric fire and offers a range of different settings to switch the mood. Finished with a marble surround and hearth, it is the perfect focal point to an already beautiful room.

Moving into the stunning, open plan kitchen dining space which also has a beautiful, bright orangery - this is the perfect space for entertaining friends and family.

The kitchen features a HOWDENS kitchen with solid wood work surfaces and sage green shaker style cabinets - which nicely continues the relaxing tones throughout the property. Enhancing the space are the integrated appliances such as: wine cooler, fridge-freezer and dishwasher. The kitchen also features plumbing for washing machine, pan drawers, a plate rack and a rangemaster cooker with grill and 5 ring gas hob.

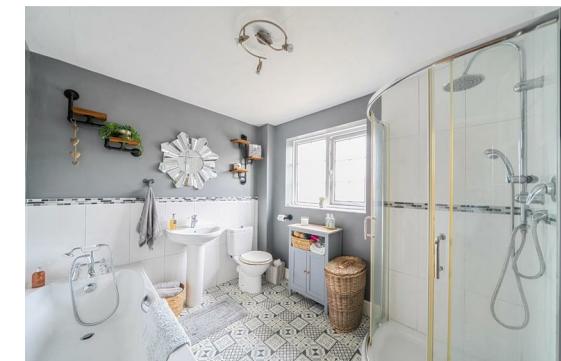
Graduating up to the first floor of the property, you are initially met with the principle bedroom. This is a beautifully presented, double room.

The next two rooms are both good sized double rooms. One is currently being used as a games room but would also be perfectly suited to a home office.

The nicely presented house bathroom is generously proportioned and comprises of a large, corner shower cubicle with rainfall shower head and hand held attachment as well as a heated towel rail, wash hand basin, bath and low level W/C.

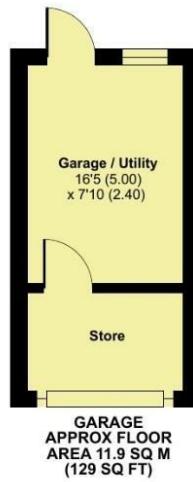
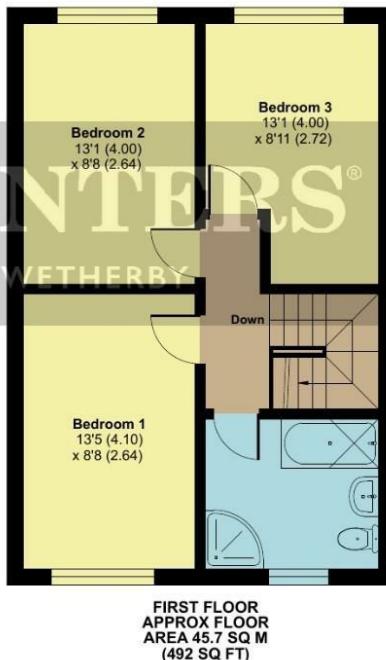
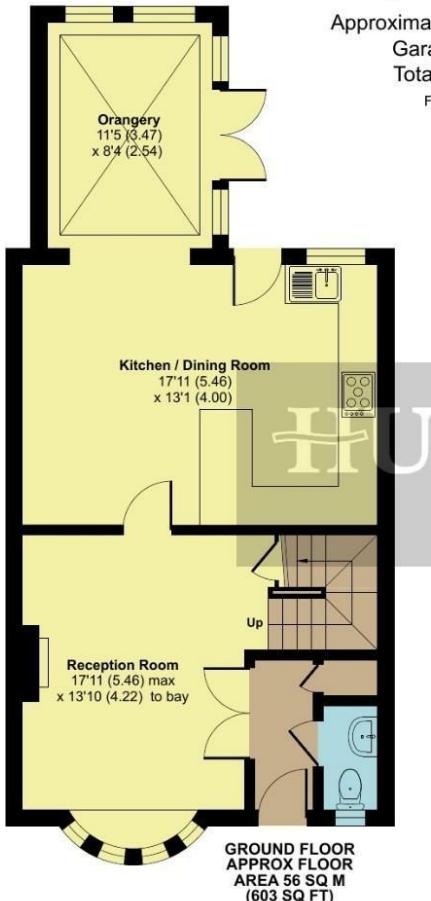
Externally, the property features a pebbled area and similar to the rear, the front garden also features a range of mature shrubs and bushes as well as a neatly paved path leading to the front door. The rear garden is perfect for hosting as it is nicely sectioned into a lower level patio area -ideal for a barbecue in the summer months. Adjacent to this is the raised segment which is primarily laid to lawn with a patio border. The far end of the garden is a further patio section. A range of mature shrubs, trees and bushes border the garden. To the rear of the property is a separate garage perfect for storage and parking to the front of the garage.

Monk Fryston is a historic North Yorkshire conservation village with a charming rural character. It surrounds a well-preserved early origin Saxon church and is known for its close-knit community. With the neighbouring villages of South Milford and Sherburn-in-Elmet benefitting from access to mainline train stations, and being in close proximity to the A1(M) and M62, Monk Fryston is an ideal location for commuters looking to settle with access to all major cities, including York, Leeds, Manchester, and London. The village offers local amenities such as a very well known and highly regarded primary school, village shop and a community centre, while providing convenient access to larger facilities in nearby Sherburn in Elmet and Selby.





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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025.  
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## Viewings

Please contact [wetherby@hunters.com](mailto: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.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

