



Church Lane, Monk Fryston, LS25 5DY

- THREE/FOUR BEDROOM DETACHED HOUSE
- NO ONWARD CHAIN
- TWO/THREE RECEPTION ROOMS
- DOUBLE GARAGE
- POPULAR VILLAGE LOCATION
- EPC RATING D / COUNCIL TAX BAND D

Offers Over £450,000



Church Lane, Monk Fryston, LS25 5DY

Hunters Wetherby are proud to present to the market this charming three/four bedroom detached family home which is tucked away on the very private street of Church Lane in the picturesque and very much sought after village of Monk Fryston.

This well appointed double fronted 1950's home sits proud at the top of this private cul-de-sac which also has a pathway that leads directly to the village Primary School.

On entrance to the property, you are met with access to the lounge and the dining room via an entrance hallway. The lounge features a large window fuelling the room with natural light, assisted by a smaller adjacent window enhancing the bright, airy feeling creating an inviting atmosphere for relaxation and entertaining. This lounge has wooden flooring alongside a fireplace with an exposed brick surround and tiled hearth with multi fuel stove which is perfect for these upcoming autumn evenings.

Moving swiftly into the generously sized dining room which features solid oak flooring carrying a homely, comforting feeling into the room. The dining room also possesses built in storage space which bodes perfectly for entertaining and family dining.

Upon exiting the dining room you enter into the beautiful, spacious extended kitchen featuring a Rangemaster cooker. The kitchen is fitted with a comprehensive range of solid wood wall and base units as well as an integrated dishwasher, washing machine and fridge freezer, combi boiler and hand wash basin. This enchanting kitchen has pleasant views overlooking the rear garden.

Completing the ground floor is a generously sized second reception room or bedroom which is equipped with large patio doors, providing easy access to the rear garden, patio area and also allowing light to flood into the lounge. This room takes relaxation to a whole new level. There is also a shower room which features shower cubicle, low level w/c and wash basin.

The second floor occupies three well proportioned bedrooms and a house bathroom. The upper level of the home also provides an attic-boarded with lights and a pull down door for easy accessibility.

The master bedroom is a well sized double. Equipped with fitted wardrobes and large window.

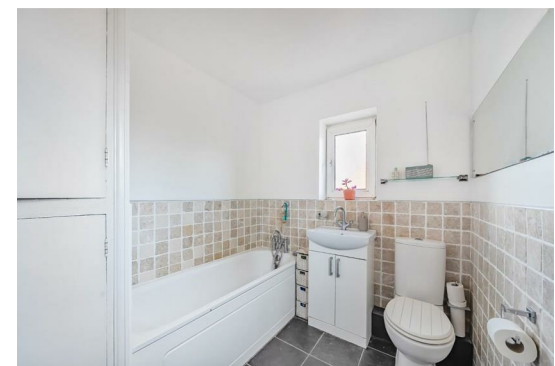
The second bedroom, like the master, is a good sized double bedroom which also has built in storage as well as another large window. The third double bedroom is slightly smaller than the previous two. It has two windows providing beautiful views of the rear of the property.

The house bathroom is ideally sized and fitted with a shower over bath, a low level W/C and a vanity wash basin unit as well as a window further brightening the room.

The rear garden of this property is sectioned off with a stone wall which we have been informed by the current owners has a conservation order with it. The patio area provides a lovely tranquil space to relax on summer evenings and outside dine with family.

To the front of the property is a large brick driveway and double garage which benefits from having light and power. and an electric door. There is a beautiful, mature front yard with pathway leading to the house.

Monk Fryston is a popular village within easy reach of the main centres of York and Leeds. The village has facilities including shops, public houses and restaurant with a further range of amenities available in the nearby towns of Selby, York and Leeds. Situated within approximately 5 minutes drive of the A1 with the A1/M1 link road, M62 and A64 also being within close proximity.







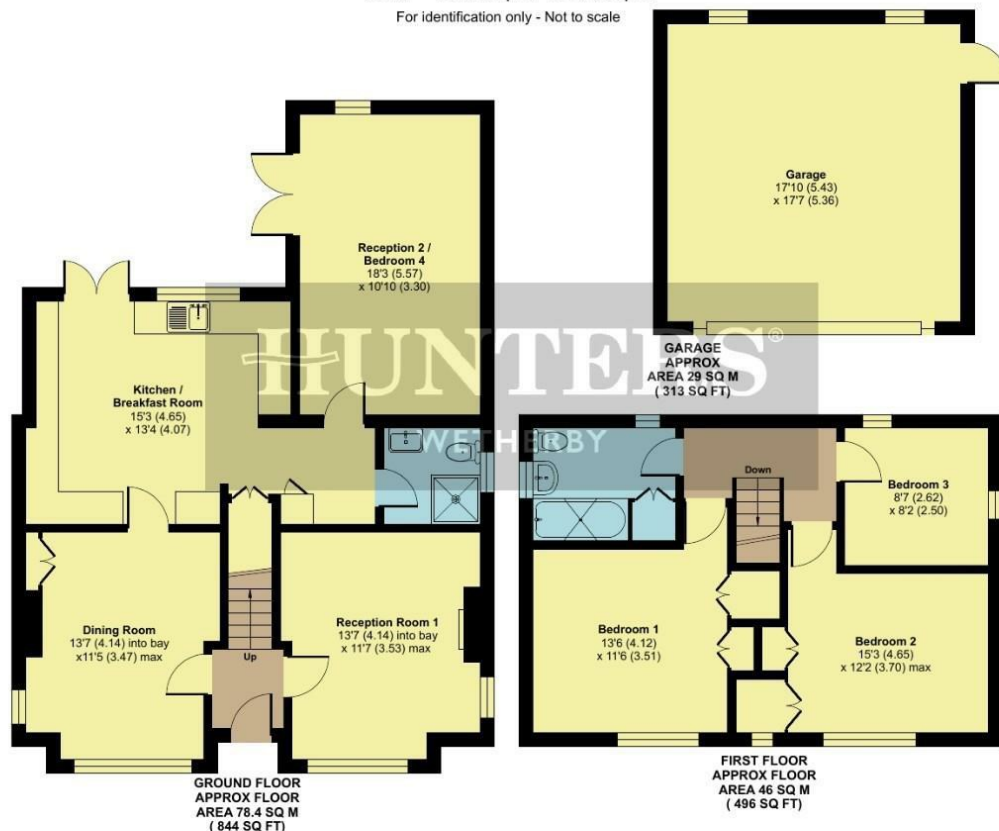
Church Lane, Monk Fryston, Leeds, LS25

Approximate Area = 1340 sq ft / 124.4 sq m

Garage = 313 sq ft / 29 sq m

Total = 1653 sq ft / 153.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Hunters Property Group. REF: 1335850

Viewings

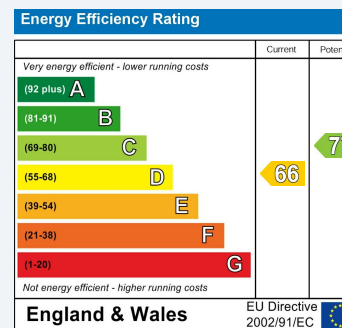
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email: wetherby@hunters.com <https://www.hunters.com>

