



## Lumby Lane, Monk Fryston, Leeds, LS25 5DS

- THREE BEDROOM SEMI DETACHED COTTAGE
- NEUTRALLY DECORATED THROUGHOUT
- DATES BACK OVER 300 YEARS
- HISTORIC VILLAGE LOCATION
- OFF ROAD PARKING WITH EV POINT
- EPC RATING - D / COUNCIL TAX - C

**Asking Price £340,000**



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## DESCRIPTION

HUNTERS WETHERBY are really excited to bring to the market this beautiful double fronted "Chocolate box" cottage which is over 300 years old and full of character.

The ground floor accommodation in brief comprises entrance hallway, w/c, lounge and breakfast kitchen. The lounge area is a real comfort zone and features a brick fire surround and hearth making it the perfect place to unwind and get cosy with a multi fuel stove and beams adding to the atmosphere of the room.

The breakfast kitchen is well equipped with space for a dining table, a range of wall and base units, space for large fridge freezer, rangemaster cooker which sits in a brick surround, plumbing for washing machine and a very in keeping Belfast Sink.

The staircase leading to the first floor is lovely and light due to the high ceilings and velux window. There are two double bedrooms and a good size single which has sliding mirrored wardrobes, a handy addition for extra storage.

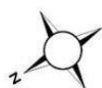
The family bathroom is contemporary with tiled walls while also featuring a low level wc, hand wash basin and double ended bath, with the added convenience of a heated towel rail.

Externally, the front garden is partially laid to lawn and sits next to a paved patio area which provides ideal space for entertaining or relaxing with family. A stone wall along side a fence provides a boundary between the patio area and lawn, where mature shrubs and bushes populate and a shed can be accessed. A gate provides access to off road parking which benefits from an electric vehicle charging point.

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.







### Ground Floor

Approx. 47.9 sq. metres (515.1 sq. feet)

### First Floor

Approx. 46.0 sq. metres (495.1 sq. feet)



Total area: approx. 93.9 sq. metres (1010.2 sq. feet)

All measurements are approximate and display purposes only.  
Plan produced using PlanUp.

### Viewings

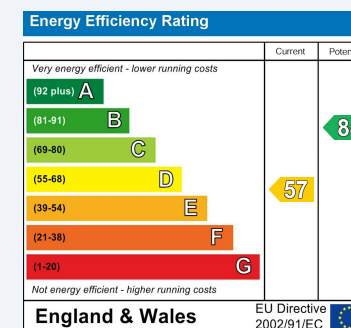
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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.

