



Wynlands, 6, York Road, Monk Fryston, LS25 5JF

- 3 BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY PRESENTED AND WELL MAINTAINED GARDEN
- WELL PRESENTED THROUGHOUT
- CLEVERLY EXTENDED TO CREATE ADDITIONAL LIVING SPACE
- DRIVEWAY AND GARAGE
- EPC RATING - D / COUNCIL TAX BAND - C

Asking Price £330,000



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DESCRIPTION

Hunters Wetherby are proud to present this three bedroom semi detached house on the outskirts of this popular village.

This fabulous three bedroom semi detached house sits on the outskirts of the popular village of Monk Fryston and the village is renowned for its local pub, village shop and primary school.

To the ground floor, the property consists of an entrance hallway with rooms leading to a front reception room that is multi functional. This has been used by the current owners as a snug or as an extra bedroom in the past.

Following on through the property is the open plan kitchen diner which is fitted with a range of wall and base units featuring integral oven and hob. The breakfast bar serves as a wonderful spot for casual dining.

The utility space is an added benefit to the kitchen and houses the downstairs w/c. The room is fitted with wall and base units and has space for a washing machine and dryer. The external door leads to the side of the property.

The heart of the home is definitely the cleverly extended reception room which has been added., The current owners have enjoyed multiple family gatherings and created many memories to last a lifetime since adding this space. This room is bathed in natural light thanks to three Velux windows and two additional windows at the rear. The inclusion of patio doors further enhances the sense of openness.

To the first floor of the property are three bedrooms and the house bathroom. The master bedroom is particularly impressive due to the en-suite which consists of shower cubicle, low level w/c and wash hand basin with vanity unit.

The further two bedrooms are both good doubles with bedroom three overlooking the rear garden.

The modern house bathroom completes the first floor which consists of shower over bath, low level w/c and vanity unit.

Externally, the home boasts a spacious driveway, providing off-street parking for multiple vehicles. Additionally, a garage adds further convenience for storage.

The rear garden is a true highlight, featuring a well-maintained lawn that invites relaxation and outdoor activities. A lovely decking area complements the garden, perfect for al fresco dining or enjoying a quiet evening. The garden is securely enclosed with hedge and fence boundaries on the sides, while a sturdy wall at the back offers added privacy.

Agents note: Septic tank and Oil tank has recently been updated.





