Main Street, Leeds Monk Fryston, LS25 5DU

- BEAUTIFUL THREE-BEDROOM CHARECTERFUL HOME
- PRIVATE GARDEN, DOUBLE GARAGE AND EXCELLENT STORAGE
- EPC - E / COUNCIL TAX - D
- STUNNING OPEN PLAN KITCHEN AND LIVING SPACE
- SOUGHT AFTER VILLAGE OF MONK FRYSTON

HUNTERS®
EXCLUSIVE

£475,000

Main Street, Leeds Monk Fryston, LS25 5DU

DESCRIPTION

A Beautiful Characterful Home with Stunning Open-Plan Living, Generous Accommodation and Excellent Outdoor Space

This beautiful and characterful home effortlessly combines traditional charm with modern living, featuring exposed wooden beams, rustic touches and a fantastic layout ideal for both family life and entertaining.

The welcoming entrance provides an excellent space for coats, shoes and everyday essentials, keeping the main living areas beautifully uncluttered.

To the left, you will find the stunning open-plan kitchen and living area, creating a wonderful social space for entertaining and unwinding. The impressive kitchen is centred around a large island, providing a fantastic focal point and additional preparation space. The kitchen is well equipped with a stunning AGA, integrated wine cooler, dishwasher and ample storage. Characterful exposed brick detailing adds to the rustic charm, whilst bi-folding doors open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces.

The adjoining living area is a warm and inviting space, featuring a log-burning stove and two vertical radiators, making it perfect for relaxing throughout the year.

The main living room is equally impressive, offering a cosy and welcoming atmosphere with another log-burning stove, exposed wooden beams and double doors opening onto the garden. This room perfectly showcases the character and charm found throughout the home.

A convenient downstairs WC benefits from excellent built-in cupboard space, with dedicated room for both a washing machine and tumble dryer, as well as useful storage for shoes and household essentials.

Upstairs, the principal bedroom is a spacious and characterful retreat with room for a large double bed and attractive exposed wooden beams. The impressive en-suite features a double vanity unit, walk-in rainfall shower, WC, vertical radiator and heated towel rail.

The second bedroom is another generous room with the added character of an original-style fireplace.

The family bathroom offers a shower cubicle, WC and space for a freestanding bath, providing the perfect opportunity to create a luxurious family bathroom.

The third bedroom is currently utilised as a home office and benefits from a fantastic walk-in wardrobe, making it a versatile space that could easily be used as a bedroom, dressing room or study.

The spacious hallway benefits from a large storage cupboard, providing excellent additional storage space.

Outside, the private garden provides a lovely space for relaxing and entertaining, featuring a patio area and low-maintenance artificial lawn. The bi-folding and double doors from the living accommodation make the garden particularly accessible during the warmer months.

The property is further complemented by a double garage, with useful additional storage space above, providing excellent versatility for vehicles, hobbies and household storage.

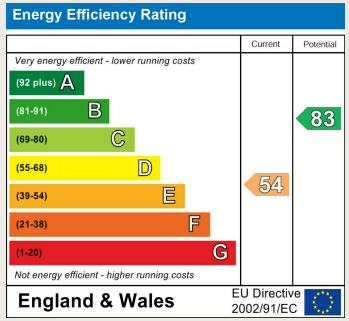
Overall, this is a truly charming and distinctive home, offering an exceptional combination of period character, stylish modern living, generous accommodation and fantastic entertaining space.

Total area: approx. 184.8 sq. metres (1989.4 sq. feet)

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

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency 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.
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