



Main Street, Monk Fryston, Leeds, LS25 5DU
Asking Price £920,000

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Hunters Wetherby are very proud to present to the market this exceptional five-bedroom detached family home, nestled in the picturesque village of Monk Fryston. Boasting a substantial paddock with stables directly to the rear, this property offers a blend of rural charm and luxury.

Occupied for 25 years from new by the current owners, it is a much loved well kept, immaculately presented family home. providing the perfect canvas for the next family to start their new chapter creating more treasured memories for the future.

As you enter through the property, you're welcomed by the grand reception hall featuring a stunning bifurcated staircase, immediately setting the tone for the property. Two under stairs cupboards allow for ample storage for everyday household items.

Passing through beautiful wood double doors with frosted glass inserts, you enter into the lounge featuring an eye catching Inglenook style gas living flame fire with stone hearth set within exposed brick with a timber beam mantle, which brings character and warmth to the space. One can imagine lighting a fire on these chilly, autumnal evenings getting cosy on the sofa with a hot chocolate in hand. A window looks out to the front exterior, and patio doors lead out onto the rear patio allowing for views over the garden and paddock beyond. The features of the room work together to create a grand yet cosy atmosphere, perfect for evenings with the family and hosting.

To the rear of the property, the kitchen features a range of hand painted wall and base units providing ample storage space with sleek Quartz worktops, and also benefits from an integral fridge/freezer and dishwasher, with space for a range cooker. This space is perfectly designed for both everyday living and entertaining.

Adjacent to the kitchen, is the thoughtfully designed utility room which provides ample surface space and plumbing for a washing machine and dryer. A cupboard also provides extra storage and houses the boiler.

Stepping through the archway from the kitchen, the breakfast room is ample in size with plenty of space for a table and also benefits from sliding doors through to the conservatory. This area is the perfect addition from the kitchen allowing for easy day time, casual living.

The conservatory is flooded with light, and is a tranquil space overlooking the rear grounds and opening out onto the patio - ideal for morning coffee or evening relaxation.

Flowing nicely from the kitchen is the well sized dining room, ideally located for hosting dinner parties or family gatherings. The gas fire place with wooden surround is a charming focal point to the room.

Completing the ground floor is an office which is a private and peaceful workspace, and a W/C that features a low level W/C and wash hand basin.

The first floor continues the theme of space and sophistication with a generous gallery landing giving access to the accommodation.

The principle bedroom is generously sized, flooded with natural light and not only does it feature fitted wardrobes and built in bedside cabinets for ample storage space, but also features a charming en-suite comprising a corner bath, walk in shower cubicle, low level W/C and wash hand basin.

The second bedroom is filled with natural light and benefits from built in wardrobes, bedside cabinets and dressing table. The well proportioned room also features an en-suite, which comprises a panelled bath with shower attachment over, low level W/C and wash hand basin set within a vanity unit. The added benefit to this bedroom is the stunning views and morning sunshine.

The remaining three bedrooms are all well proportioned and filled with light. These rooms can be easily adapted to suit a play room or gym space.

The fully tiled house bathroom is fitted with a four piece white suite comprising a large bath tub, walk in shower cubicle, low level W/C and wash hand basin - everything you need for day-to-day family life.

Externally, the rear garden is mainly laid to lawn with a patio and is boarded by mature hedges and shrubs. The garden also features a cold water supply, a fish pond and two gates which lead out onto the paddock.

The first paddock boasts well-maintained stables and 'mini-paddock' within, perfect for those currently in, or wishing to enter the equestrian lifestyle, or seeking ample outdoor storage. Four apple trees are the perfect addition for making pies or crumbles, and a cherry blossom tree that flowers beautifully in Spring complete the picturesque first paddock. A further gate leads to the second paddock, currently providing a sanctuary for wildlife, boasts mature trees and bushes with a 'secret garden' to the rear, a perfect setting for families to play in a secure environment.

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	76
England & Wales	EU Directive 2002/91/EC	

DISCLAIMER

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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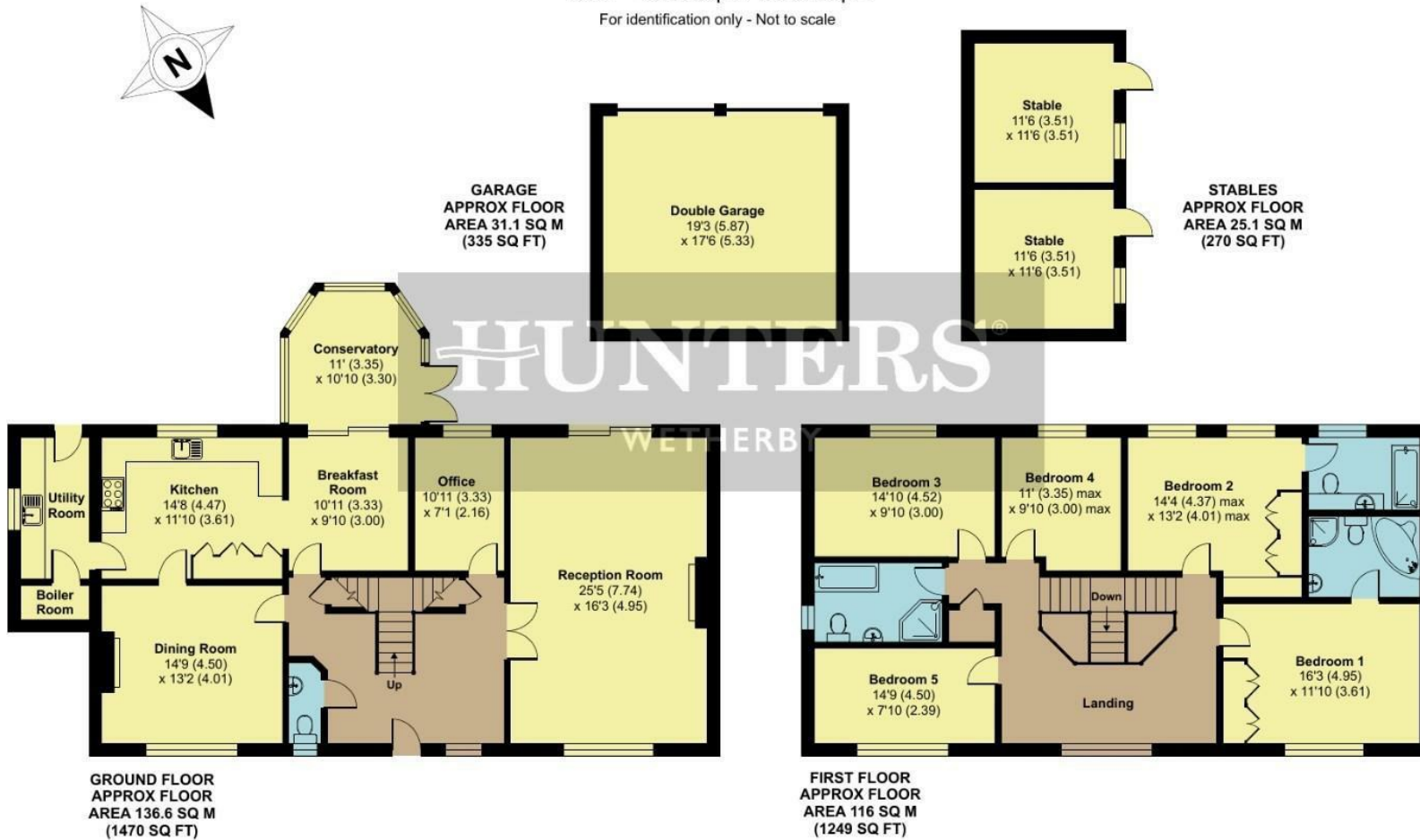
Approximate Area = 2719 sq ft / 252.6 sq m

Garage = 335 sq ft / 31.1 sq m

Stables = 270 sq ft / 25.1 sq m

Total = 3324 sq ft / 308.8 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). © nclhcom 2023. Produced for Hunters Property Group. REF: 1360409

Viewing Arrangements

Strictly by prior appointment only through the agent Hunters
01937 588228 | Website: www.hunters.com

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