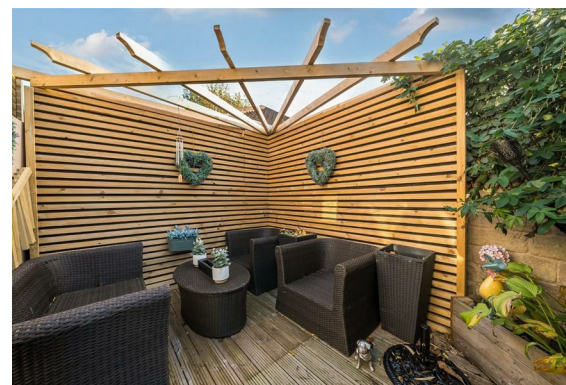




## Chestnut Green, Monk Fryston, Leeds, LS25 5PN

- THREE BEDROOM END OF TERRACE HOUSE
- OFF STREET PARKING
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION
- BEAUTIFUL COUNTRYSIDE VIEWS
- EPC RATING - C / COUNCIL TAX - D

**Asking Price £315,000**



# Chestnut Green, Monk Fryston, Leeds, LS25 5PN

## DESCRIPTION

Hunters Wetherby are proud to present to market this stylish three bedroom end of terrace house which is situated in Monk Fryston, a village neighbourhood with a strong community. This property is a perfect buy for professionals or downsizers seeking access to local amenities as well as unrivalled road and rail links.

On entrance of the property, you are met with a welcoming entrance hall which guides you to the living room, kitchen diner and downstairs W/C.

The well proportioned lounge sets an initial warm and welcoming tone and provides ample space for relaxing and entertaining. This space features a central fireplace amplifying that feeling of warmth and comfort and provides direct access into the kitchen.

The modern fitted kitchen which is equipped with a range of shaker style wall and base units as well as an oven and electric hob. The kitchen is arranged in order to accommodate a washing machine, dishwasher and fridge freezer. The large window and French doors to porch brighten up the space beautifully.

Completing the downstairs accommodation is the W/C which comprises of low level W/C and wash hand basin.

Escalating the Stairs, you are lead to the first floor landing which provides access three bedrooms and the house bathroom.

The master bedroom is of good proportion, filled with light due to the front aspect window and benefits from a practical ensuite. The three piece suite comprises of a walk in shower cubicle, wash hand basin and low level W/C.

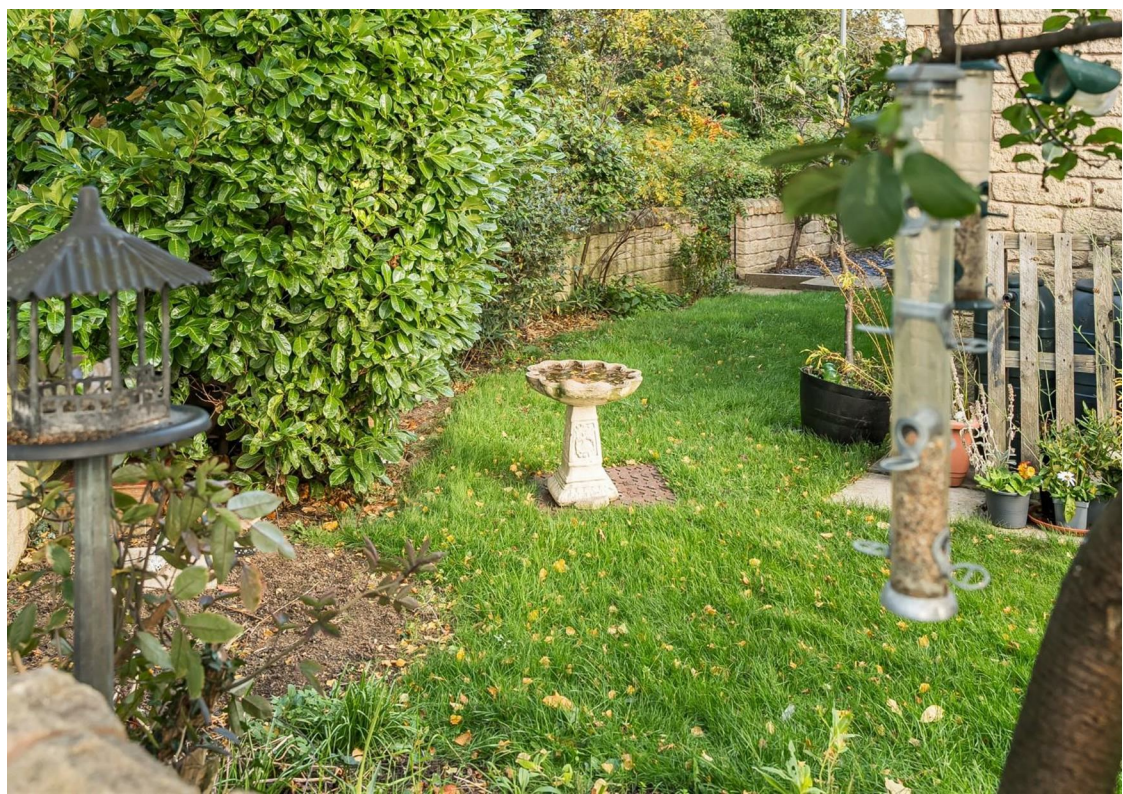
The next two bedrooms are of good proportion - one double and one single room. The third bedroom is currently performing as a practical home office.

The house bathroom is fitted with a low level W/C, wash hand basin and panelled bath with shower attachment.

Externally, the property is on a corner plot and is mainly laid to lawn with a space for a seating area making it the perfect spot for hosting. The property benefits from a garage and off street parking. To the front of the property is a lawned area and paved steps leading up to the front door - all enclosed by a stone wall which surrounds the property.

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, renowned public houses and a community centre, while providing convenient access to larger facilities in nearby Sherburn in Elmet and Selby.





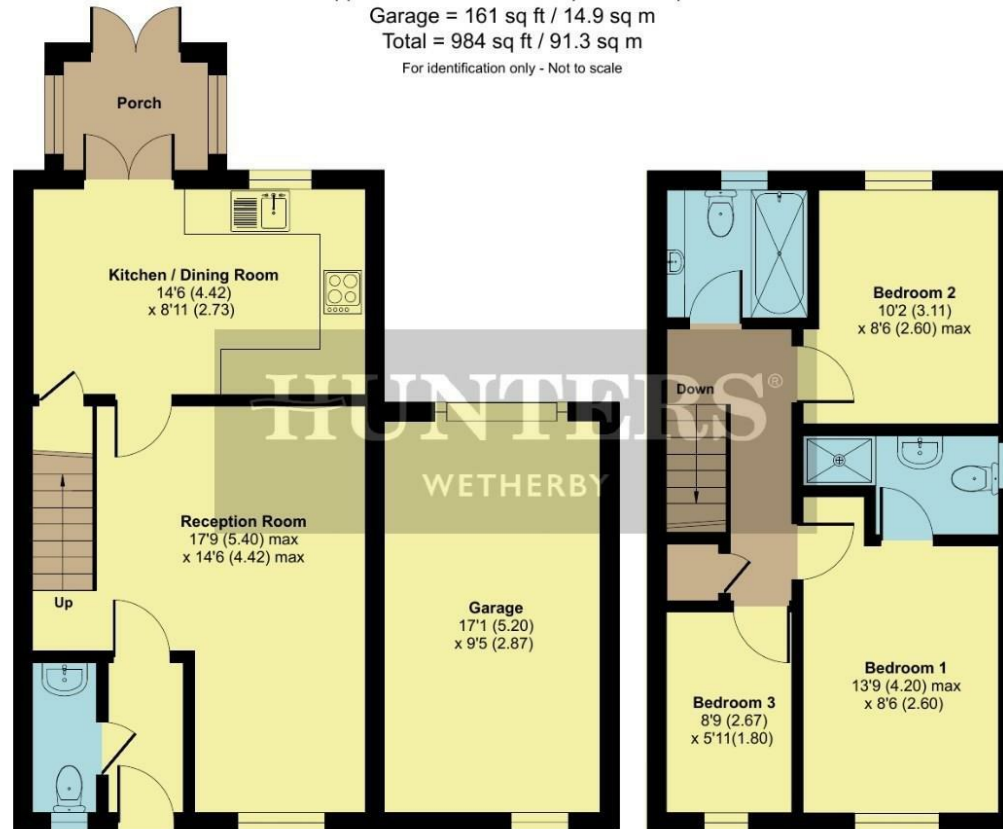
## Chestnut Green, Monk Fryston, Leeds, LS25

Approximate Area = 823 sq ft / 76.4 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 984 sq ft / 91.3 sq m

For identification only - Not to scale



GROUND FLOOR  
APPROX FLOOR  
AREA 39.8 SQ M  
(429 SQ FT)

FIRST FLOOR  
APPROX FLOOR  
AREA 36.6 SQ M  
(394 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Hunters Property Group. REF: 1372261

### Viewings

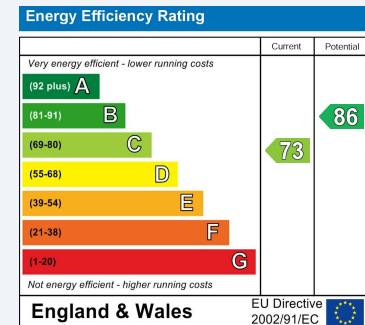
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



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