



HUNTERS[®]
HERE TO GET *you* THERE

32 Main Street, Monk Fryston, Leeds, LS25 5EG

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Asking Price £360,000

DESCRIPTION

Hunters Selby are delighted to be able to offer for sale this beautifully well presented three double bedroom detached home situated within the popular village of Monk Fryston. The property benefits from a gas central heating system and double glazing and briefly comprising a spacious entrance hall, downstairs cloakroom/w.c, modern fitted kitchen/dining room and lounge to the ground floor. To the first floor bedroom one with en-suite and walk in wardrobe, two further double bedrooms and a family bathroom. To the front of the property there is a courtyard style garden. To the rear of the property there is a low maintenance garden with patio area, mature shrubs and fencing around the perimeter. The property also benefits from a separate garage and an allocated parking spot with EV charger and visitor parking space. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Monk Fryston is a popular historic village within easy reach of the main centres of Selby, York and Leeds. The village has its own facilities including shops, public houses and restaurant with a further range of amenities available in the nearby towns of Selby, York and Leeds. Situated within approximately 5 minutes drive of the A1 with the A1/M1 link road, M62 and A64 also being within close proximity.

DIRECTIONS

From Selby Town Centre proceed along the A63 Leeds Road, through the village of Thorpe Willoughby and Hambleton. On entering Monk Fryston continue onto Main Street and the property is located on the right hand side.

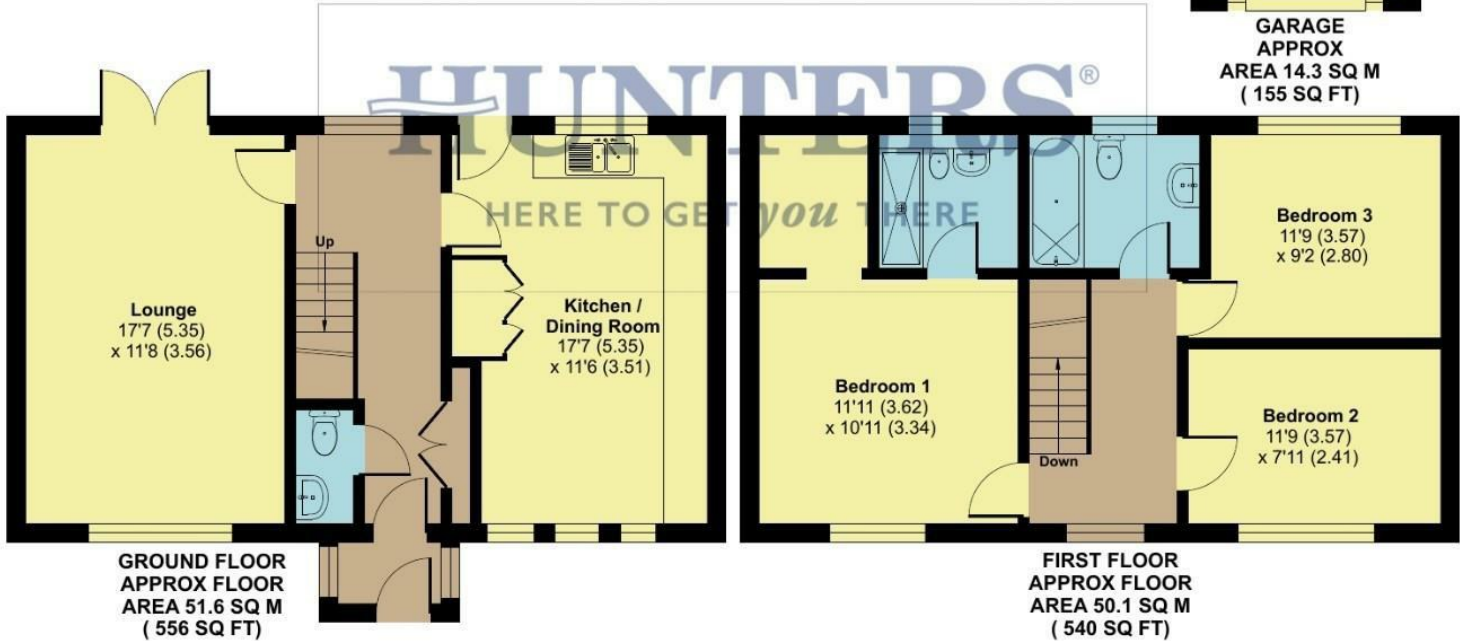
Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : C

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Main Street, Monk Fryston, Leeds, LS2

Approximate Area = 1096 sq ft / 101.8 sq m
Garage = 155 sq ft / 14.3 sq m
Total = 1251 sq ft / 116.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1314844



| 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 | | |
| | 71 | 77 |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |



