



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



A stunning three bedroom semi detached home in Monk Fyston.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

The most charming three bedroom semi detached home located on Church Lane in the much sought after village of Monk Fryston. Immaculate throughout, this stunning home offers excellent space both inside and out. The layout comprises in brief: entrance hallway, kitchen diner, lounge and a bathroom. First floor: landing and three bedrooms. Benefits from double glazing and gas central heating. Externally, the property has a driveway to the front. To the rear is a large and fully enclosed garden. This is a superb opportunity and one definitely not to be missed! Call Tudor Sales & Lettings today for more information or to arrange a viewing on 0113 282 3056. Vendor has had planning permission approved to extend this property from a three bedroom to a four. Plans can be emailed on request. Combi-boiler was installed in 2021.

Kitchen Diner 16' 3" x 11' 6" (4.95m x 3.51m)

The most stunning kitchen with a wide range of wall and base units. Laminated worktops. Sink and tap. Range style cooker with an extractor hood over and tiled splashback. Plumbing for washing machine and dishwasher. Space for free standing fridge freezer. Laminated flooring. Column style radiator. Double glazed window to the front.

Lounge 16' 4" x 9' 8" (4.98m x 2.95m)

Feature wood burning stove with floating oak beam. Double glazed window to the front and a double glazed patio door to the rear. Coving to ceiling. Central heating radiator.

Bathroom 11' 7" x 6' 0" (3.53m x 1.83m)

Immaculate bathroom with three piece suite comprising of: - bath with shower over. Vanity unit and a wc. Tiled walls to bath area. Feature timber paneling. Heated towel rail. Double glazed window.

Bedroom 1 16' 4" x 9' 8" (4.98m x 2.95m)

Large double bedroom with two double glazed windows. Central heating radiator.

Bedroom 2 11' 8" x 7' 6" (3.56m x 2.29m)

Double bedroom with double glazed window and a central heating radiator.

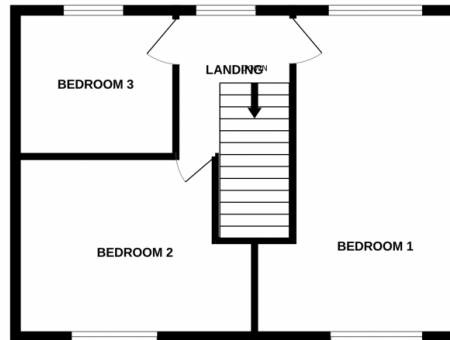
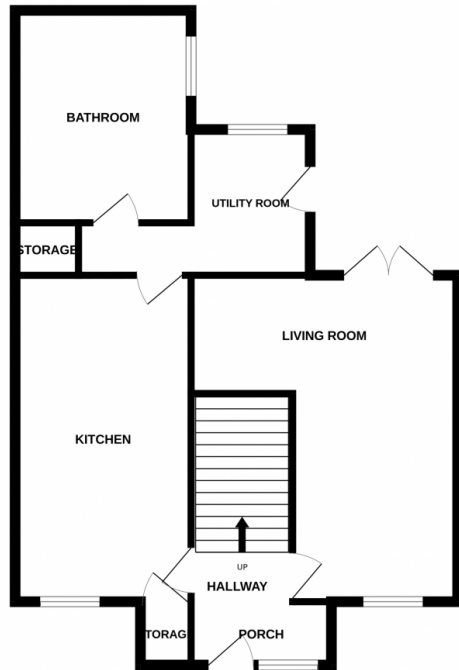
Bedroom 3 8' 7" x 8' 1" (2.62m x 2.46m)

With fitted wardrobe, central heating radiator and a double glazed window.

Offers in the region of £295,000
Church Lane, Monk Fryston

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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