



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold

Offers in excess of £225,000
Deer Park Court, Monk Fryston



To be sold with no onward chain is this three bedroom mid terrace property located on Deer Park Court in the much sought after village of Monk Fryston.

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

To be sold with no onward chain is this spacious, three bedroom, stone fronted mid terrace located on Deep Park Court in the much sought after village of Monk Fryston. The internal layout comprises in brief: - ground floor: - entrance hallway, lounge and a kitchen diner. First floor: - landing, three bedrooms and a bathroom. The property has the benefits of double glazed windows. Externally, there are well tended lawns to both the front and rear of the property. Also included with the purchase, is a large driveway that provides off road parking for up to three vehicles which leads to a garage. Call Tudor Sales & Lettings today for more information or to arrange a viewing on 0113 282 3056.

Living Room 14' 6" x 13' 3" (4.42m x 4.04m)

Generously proportioned living room with double glazed bay window and feature fireplace with mantelpiece surround. Electric storage heater.

Kitchen 8' 8" x 7' 2" (2.64m x 2.18m)

Modern fitted kitchen with a range of wall and base units and integrated appliances comprising of oven with hob and extractor fan over and sink with mixer tap. Tiled splashback and wood effect work surface. Double glazed window and door to rear garden.

Dining Room 8' 9" x 8' 8" (2.67m x 2.64m)

Second reception room suitable for use as a dining room with laminate wooden flooring and double glazed window to rear. Electric storage heater

Bedroom 1 12' 6" x 9' 0" (3.81m x 2.74m)

Double bedroom with double glazed window and electric heater.

Bedroom 2 9' 1" x 8' 7" (2.77m x 2.62m)

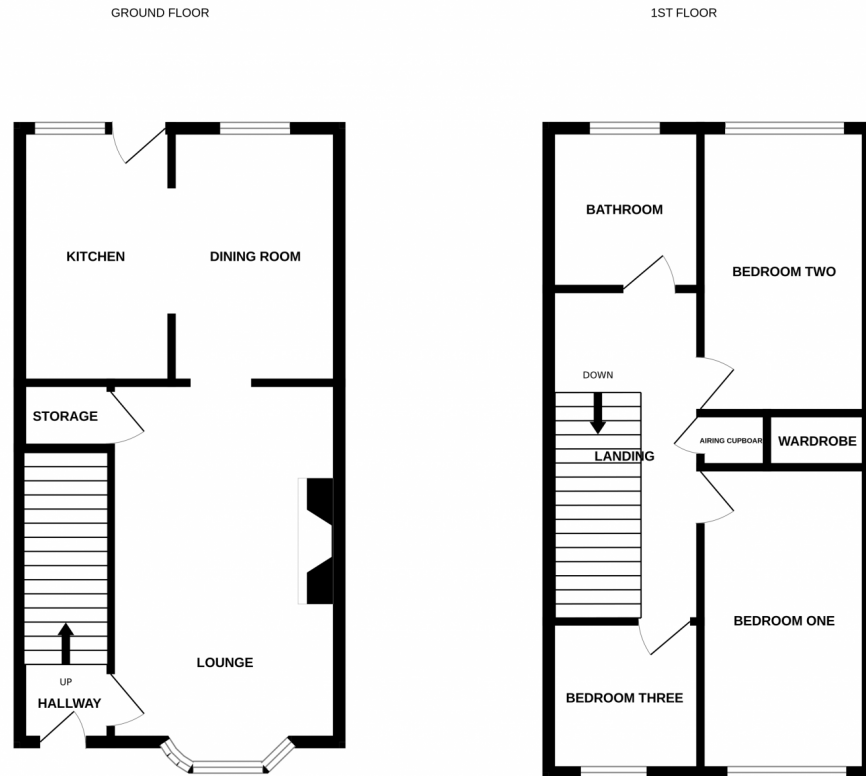
Double bedroom with double glazed window and electric heater.

Bedroom 3 9' 4" x 7' 2" (2.84m x 2.18m)

Single bedroom with double glazed window to front

Bathroom 12' 6" x 9' 0" (3.81m x 2.74m)

With white three piece bathroom suite comprising of bath with shower over and glass screen, hand basin and low flush WC. Double glazed window with privacy glass and mirrored wall mounted cabinet



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Monk Fryston, LS25

