



SELBY  
ROAD

FIFTEEN

# STYLE & SUBSTANCE

Nestled in the heart of the highly regarded village of Monk Fryston, this immaculate five-bedroom property sits on a small exclusive gated development within walking distance to local amenities and features all the hallmarks of a forever family home. Beyond the attractive Yorkshire stone exterior built in 2005, you'll find contemporary and tasteful interiors finished to a high specification across three floors. Within the sought after corner plot, you'll enjoy the benefits of a private rear garden, large paved driveway offering ample off-street parking plus a detached double garage that has been reconfigured to include a home gym.

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## THE HEART OF THE HOME

The first point of call from the entrance hall will be the heart of the home – a unique open-plan space combining the L-shaped kitchen and dining area with the family garden room. The modern and minimalistic kitchen features contrasting grey and charcoal handleless cabinetry with under counter lighting beneath the Quartz worktops. Integrated Neff appliances include double wall-mounted ovens and microwave, dishwasher, wine cooler and induction hob within the breakfast bar which overlooks the dining table – ideal for social gatherings. The corner sink is fitted with an instant hot water tap for added convenience, emphasising the clean lines and clutter-free aesthetic of the workspaces.

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Oak effect quality LVT flooring flows seamlessly through to the family room which was originally a traditional conservatory until the solid roof was installed, to maximise the enjoyment and use of the space all year round. French doors and panoramic windows inject natural light throughout the ground floor, with pleasing views out to your garden.

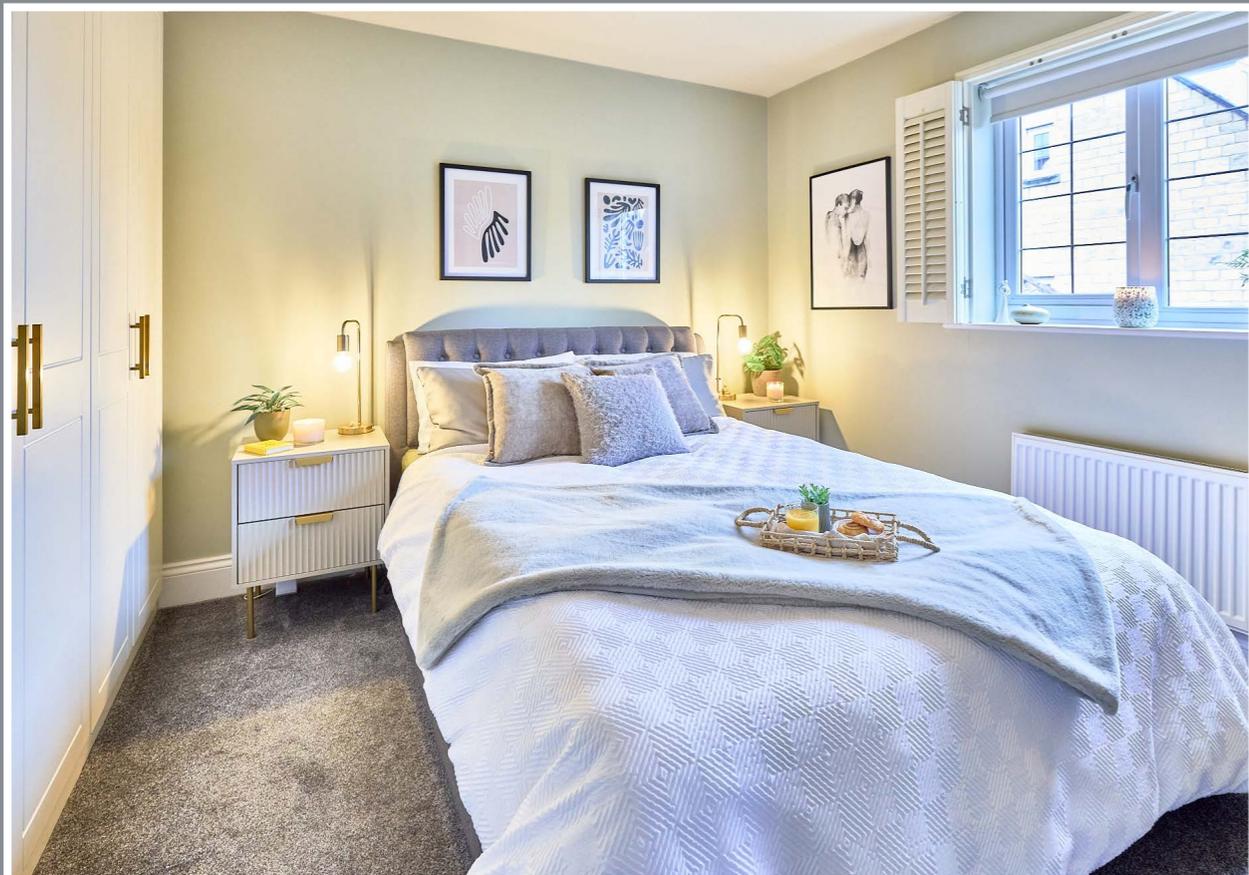


# TIME TO LOUNGE

A separate lounge offers a peaceful snug style retreat at the front of the house – a lovely spot to chill in front of the TV after dinner. Neutral crisp white decor punctuated with shutter blinds at the windows and soft grey carpet underfoot makes this a perfect blank canvas to make your own. Before heading upstairs, you'll find the ground floor W/C off the hallway which is complete with whitewash basin and mosaic tiled splashback.

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## CALMING DÉCOR

The bright and calm design aesthetic continues in the bedroom spaces and is cohesive throughout the first floor. This starts with the master at the rear of the property. Shaker style fitted wardrobes occupy one whole wall opposite the shuttered windows enjoying garden views. A large en-suite shower room is finished with neutral mosaic and wood effect tiles comprising a three-piece white suite featuring a W/C, wash basin and corner shower enclosure. The family bathroom is next door at the centre of the landing and boasts a similar neutral and understated style, this time with a fitted bathtub featuring traditional taps and overhead shower.

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Two further bedrooms on the middle floor are both front facing with large, shuttered windows. Bedroom four is a beautiful large double, while bedroom five would make a stunning home office or nursery. The landing window on your way up to the second floor via the new oak and steel staircase was thoughtfully added to allow more natural light to flow through the home.

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# QUIRKY SPACES

Completing the accommodation are two identical bedrooms on the top floor that run the length of the house and share a central shower room at the rear. The quirky spaces are both dual aspect, with lovely dormer windows and interesting ceiling angles following the apex of the roof. A partial partition wall has been added to bedroom two to create a dedicated office zone for a teenager who has loved growing up with the privacy of these spaces. The same idea could be replicated in bedroom three to add a walk-in wardrobe or a dressing area.



# THE IMMACULATE OUTDOORS

The exterior is as immaculately kept as the interiors – where practicality and precision have been married to accumulate in a wonderful family friendly space. A paved stone path leads you from the gate across the front lawn with the boundary picket fence.



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The rear garden is a combination of real and faux grass at either side of the composite decking seating area, surrounded with raised flower beds and secured with a stone wall and fenced edging. The connections from the hot tub have been left in place should you wish to create a real spa party vibe. Before you leave, be sure to check out the detached double garage at the end of the paved drive – which includes a slick gym conversion complete with spotlights and purpose built flooring for easy home workouts.

# AREA TO EXPLORE

Nestled in the heart of the North Yorkshire countryside, Monk Fryston is a sought-after village that perfectly balances rural charm with exceptional connectivity and convenience. Positioned almost equidistant between the historic city of York and the vibrant commercial centre of Leeds, the village offers the best of both worlds: a pretty setting surrounded by open fields and easy access to some of the most renowned northern cities. For those needing to commute or travelling further afield, the A1(M) lies less than a mile away, providing swift links to the wider motorway network while remaining unobtrusive to the village's peaceful setting. Life in Monk Fryston revolves around its strong sense of community and timeless rural character. At its heart sits The Crown Inn, a much-loved traditional pub offering warm hospitality and an inviting place to gather. A charming village store caters for daily essentials, and growing families will be delighted to find the C of E primary school on the doorstep. Surrounding highlights include nearby Hillam and the locally renowned Bert's Barrow – a much loved working farm where visitors flock for the farm shop, plus seasonal pumpkin picking and Christmas tree events.

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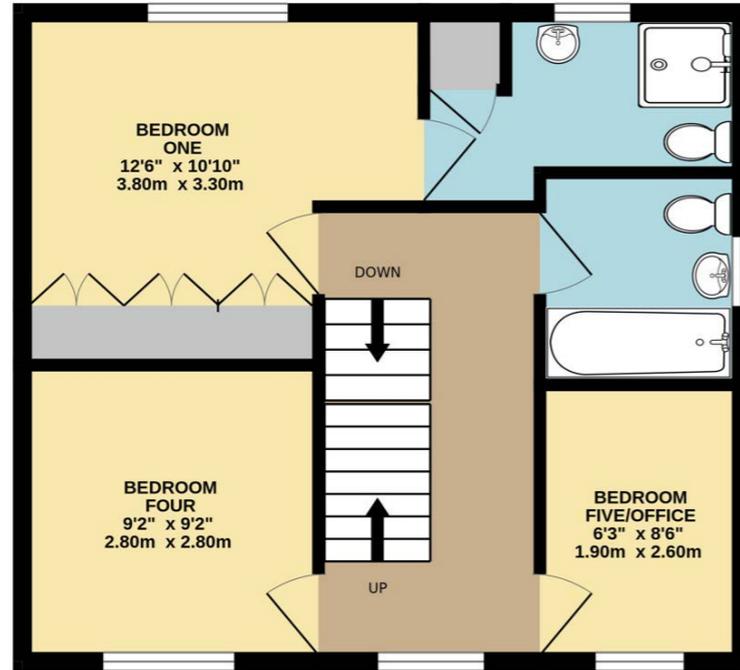
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TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

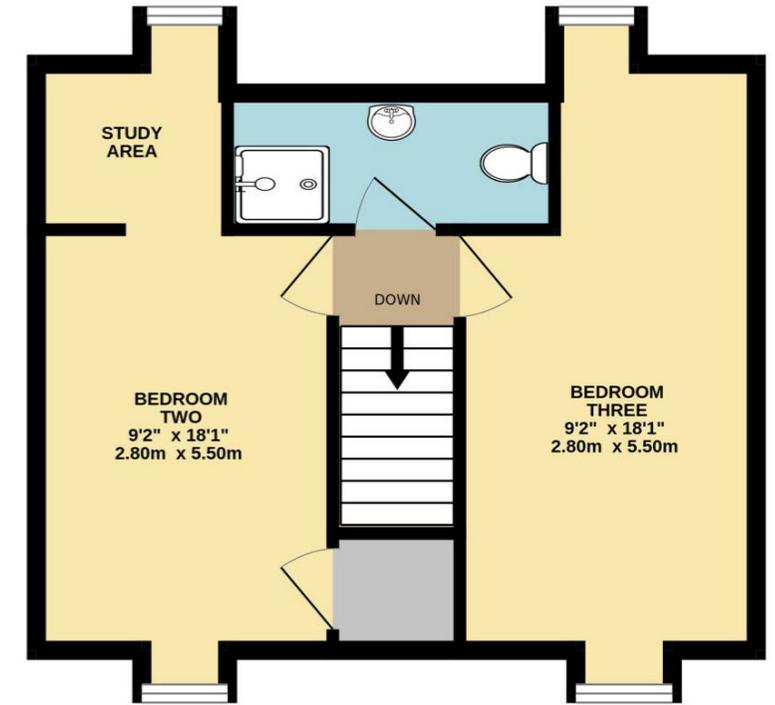
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

2ND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## KEY FEATURES

- Impressive Five Bedroom Detached Family Home
- Newly Refurbished Open Plan Dining Kitchen Designed for Modern Family Living
- Family Room Overlooking the Garden and Flooded with Natural Light
- Cosy Lounge Offering Flexible Space for Relaxed Living and Entertaining
- Stylish Oak Staircase Creating a Contemporary Architectural Statement
- Master Bedroom with En-Suite Shower Room and Bespoke Fitted Wardrobes
- Two Generous Second Floor Bedrooms with Central Shower Room Ideal for Guests or Teenagers
- South-Facing Garden with Landscaped Lawn and Space for Al Fresco Dining
- Secure Shared Gated Entrance with Private Driveway and Double Garage with Gym Area
- Sought-After Village Setting with Excellent Motorway Connectivity for Commuting
- Freehold Property and Council Tax Band E



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WHAT3WORDS:hopefully.manual.glow

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