



## Greenacres 30 Fryston Common Lane, Monk Fryston

Offers Over £400,000

- Well Proportioned Detached Bungalow
- Kitchen with Fitted Units
- Utility
- Edge of Village Location
- No Onward Chain
- 2 Bedrooms
- 2 Loft Rooms
- L Shaped Lounge/Dining Room
- Bathroom/WC
- Set In Almost 1/3 of an Acre

An unrivalled opportunity to acquire this well proportioned, good size bungalow set within beautiful grounds just shy of a third of an acre. The property is crucially offered for sale with no onward chain.



Greenacres is a well loved family home which has been occupied by the same family since it was built in the 1960's. Extending to over 1,000 square feet to the ground floor, this bungalow offers deceptively spacious internal accommodation with further scope and potential to extend and reconfigure. The private grounds of the property are undoubtedly one of the main selling features, extending to approximately a third of an acre.

The bungalow welcomes you through a front door which leads into an entrance lobby and in turn gives access to the entire ground floor accommodation. To the left of the property are two double bedrooms, both benefitting from a double glazed casement window and electric storage heater. The two bedrooms are served by a house bathroom, comprising a bath with shower attachment over, vanity hand wash basin and low flush wc. There is surrounding white tiling in addition to an opaque double glazed window to the rear elevation.

When the property was built, the loft was designed and converted into two additional rooms, with a central landing and good sized storage cupboard. This area runs the full width of the footprint, with a double glazed window to each side elevation and extends to approximately 450 square feet. This space is undoubtedly an area to expand into and beyond, subject to the necessary planning consents.

The generously sized lounge area is located to the front of the property and is complemented by an abundance of natural light via two double glazed windows. There is an oil fired stove set on a tiled hearth with a rustic beam above.

The dining room and lounge merge seamlessly together. There are sliding double glazed doors to the rear elevation and a side window.

Adjacent to the dining room, the kitchen currently comprises a number of wall and base units to two sides with a fitted breakfast bar. There is a stainless steel sink unit and drainer, ceramic hob with extractor hood above and plumbing in place for laundry facilities. A three pane double glazed window to the rear provides pleasant views over the garden. In addition, there is a walk-in pantry and utility room with access to the rear garden, to complete the internal accommodation.

Externally, the property will be found along Fryston Common Lane on the outskirts of the village, enjoying neighbouring countryside and pleasant views. The property occupies a prominent position, along what is considered a popular and desirable part of the village and within grounds just shy of a third of an acre.

To the front and side, there is a hardstanding driveway providing off street parking for several motor vehicles. The gardens surround the property, enjoying generous outdoor space to the front, sides and rear. The outdoor space is predominantly laid to lawn with tree lined boundaries to all sides.

This much sought after and historic village of Monk Fryston is ideally located for easy access to the A1/M62 motorway network and commuting to regional centres such as Leeds, York, Wakefield, Doncaster and Hull etc. There is a nearby train station at South Milford offering services to Leeds and York. Monk Fryston also has a well regarded primary school and other facilities in the village include a public house, post office/store, Church and the community centre.

The property itself could benefit from a programme of modernization but the location, outdoor space and potential, undoubtedly provides one of those increasingly rare opportunities in today's market. It is therefore, as the acting agents, we strongly recommend an early inspection.

Tenure: Freehold

Services/Utilities: Electricity and Water are understood to be connected. Drainage serviced by a septic tank.

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: 51 (E)

Council Tax: North Yorkshire Council Band E

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.

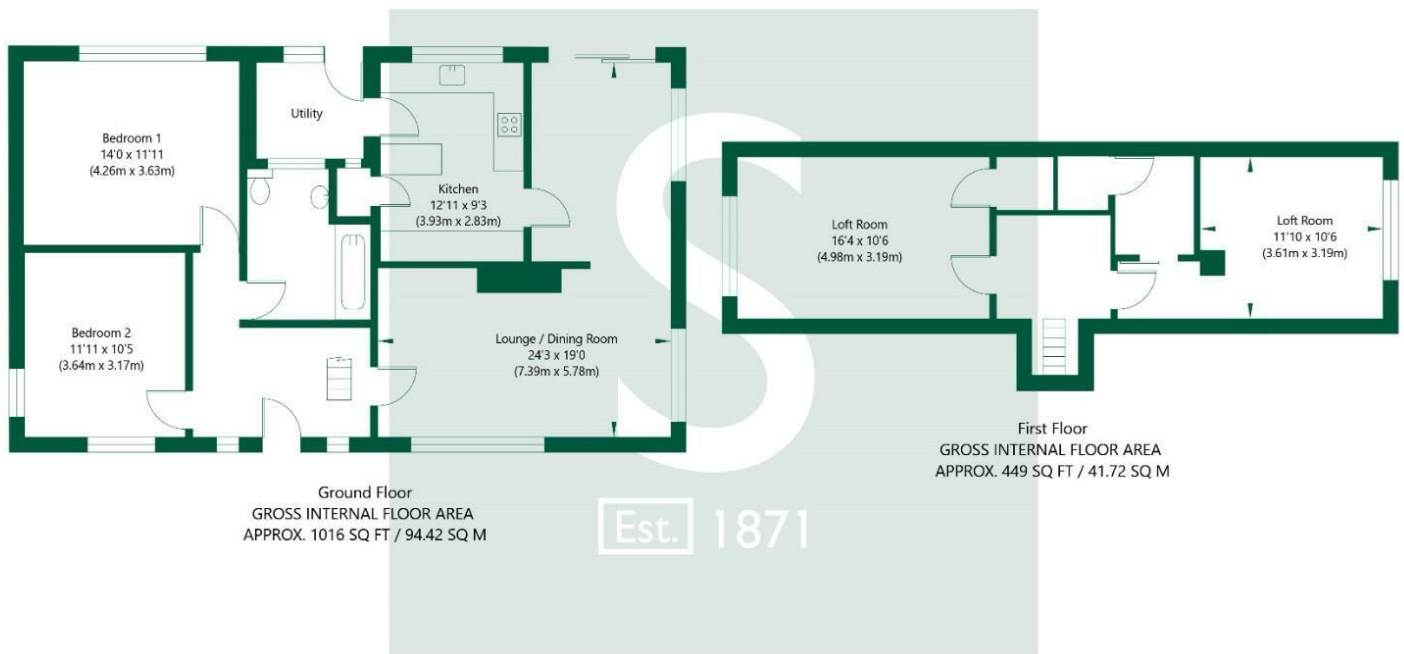




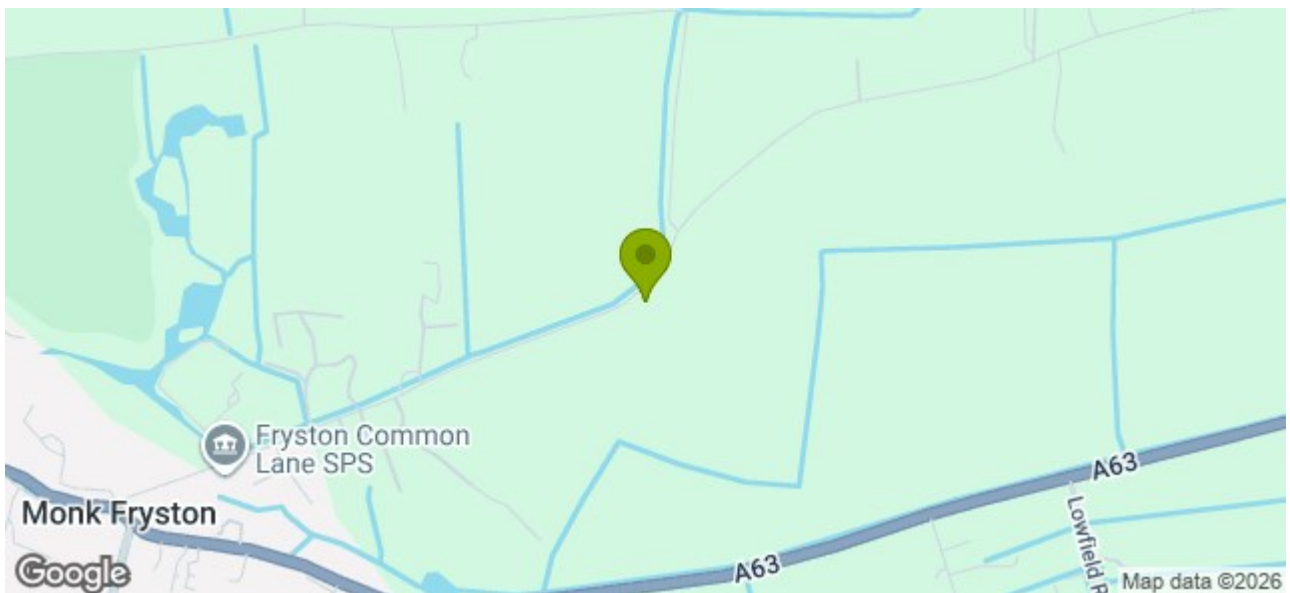




# Fryston Common Lane, Monk Fryston, Leeds, LS25 5ER



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1465 SQ FT / 136.14 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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