Park Row

The proactive estate agent



Mill Close, Monk Fryston, Leeds, LS25 5ED

Offers In Excess Of £140,000

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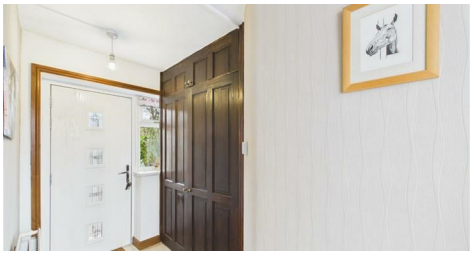
Nestled in the charming village of Monk Fryston, this delightful 921 sq. ft. flat on Mill Close offers an ideal opportunity for first-time buyers seeking a tranquil yet vibrant community. The property boasts two well-proportioned bedrooms, a welcoming reception room perfect for entertaining guests or enjoying quiet evenings, and a modern bathroom providing comfort and convenience.

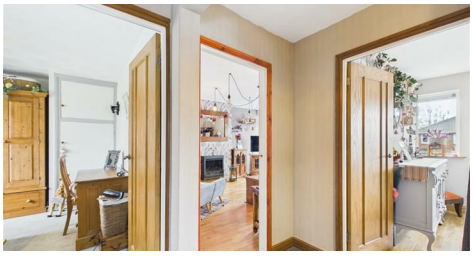
One of the standout features is the spacious enclosed rear garden, a rare find in flat living, offering the perfect space for gardening enthusiasts or simply enjoying the outdoors. The garden is further complemented by two outbuildings and a bespoke garden room, ideal for use as a creative studio, home office or peaceful retreat.

Monk Fryston is a sought-after village renowned for its friendly atmosphere and strong community spirit, with local amenities and picturesque surroundings making it an ideal place to call home. This charming property presents a wonderful opportunity to embrace village life while enjoying comfortable modern living.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!







INTRODUCTION

Nestled in the charming village of Monk Fryston, this delightful flat on Mill Close offers an ideal opportunity for first-time buyers seeking a tranquil yet vibrant community. Spanning an impressive 921 square feet, the property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings in. The flat also features a modern bathroom, ensuring convenience and comfort for everyday living.

One of the standout features of this property is the spacious enclosed rear garden, a rare find in flat living. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the garden is complemented by two outbuildings and a bespoke garden room that can serve as a creative studio, home office, or a peaceful retreat.

Monk Fryston is a sought-after village known for its friendly atmosphere and community spirit. Residents can enjoy local amenities and the picturesque surroundings, making it an ideal place to call home.

This flat presents a wonderful opportunity to embrace village life while enjoying the comforts of modern living. Don't miss your chance to make this charming property your own.

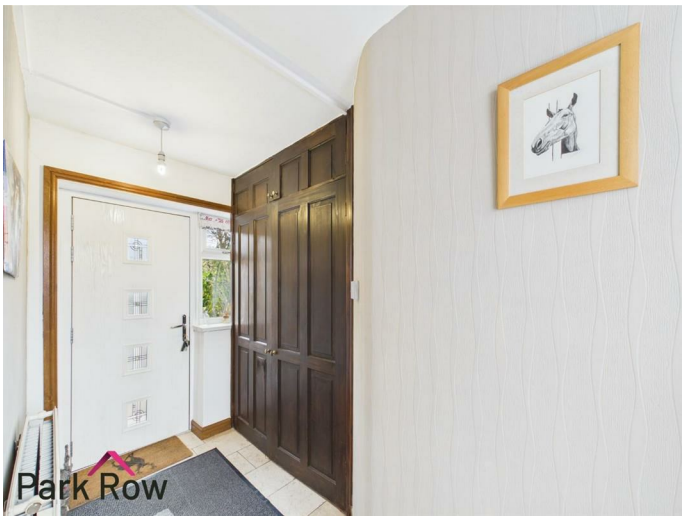
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with obscure double glazed windows within which leads into;

ENTRANCE HALLWAY

9'7" x 4'3" (2.94 x 1.32)



Double glazed window to the front elevation, central heating radiator, built in wooden cupboards with space for storage, white uPVC door with an obscure double glazed window within which leads into the rear and stair access which leads up to;

FIRST FLOOR ACCOMMODATION

LANDING

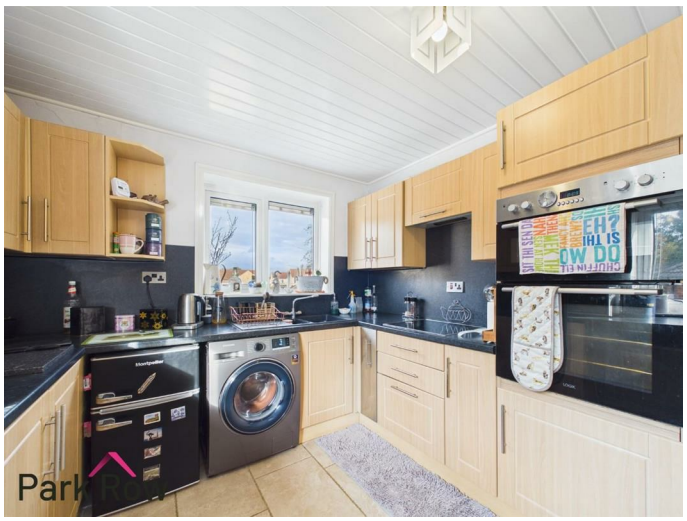
7'3" x 5'0" (2.22 x 1.54)



Loft hatch access and internal doors which lead into;

KITCHEN

11'1" x 9'8" (3.40 x 2.97)



Double glazed window to the rear elevation, double glazed window to the side elevation, central heating radiator, wooden base and wall units, black speckled laminate worktop, black composite one and a half drainer sink with a chrome tap over, electric hob with integrated extractor fan over, composite paneling back splash, integrated double oven, space and plumbing for a free standing washing machine and dishwasher and space and electrics for a free standing undercounter fridge/freezer.



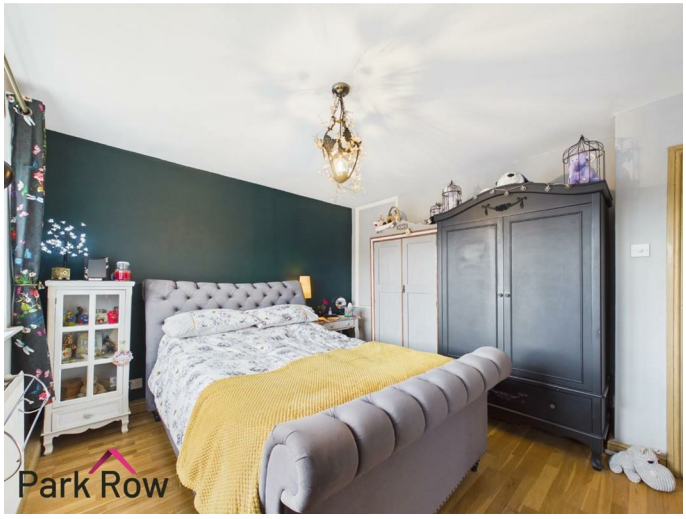
LOUNGE
16'1" x 13'5" (4.91 x 4.11)



Double glazed window to the front elevation, central heating radiator and an electric fireplace.



BEDROOM ONE
11'0" x 13'5" (3.37 x 4.10)



Two double glazed windows to the front elevation with built in blinds, central heating radiator and a built in cupboard with space for storage.



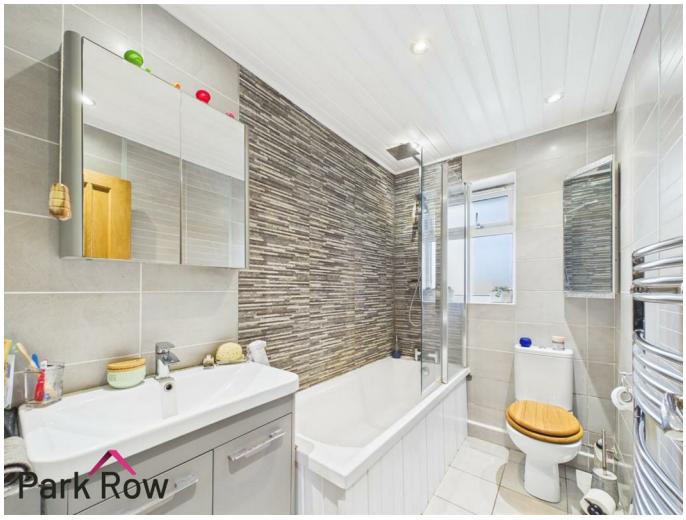
BEDROOM TWO
11'1" x 12'0" (3.40 x 3.67)



Double glazed window to the rear elevation, central heating radiator and a built in cupboard with space for storage.



BATHROOM
7'11" x 5'1" (2.43 x 1.56)



Obscure double glazed window to the rear elevation, floor to ceiling tiles, grey vanity unit with space for storage, integrated hand wash basin with a chrome tap over, close-coupled w/c, heated chrome towel rack, bath tub with a fully tiled mains shower over and a glass shower shower screen.

EXTERIOR

FRONT





Wooden gate which leads to a pathway up to the front door, flower bed and decorative stone perimeter and a pathway which leads down to outbuilding two and a wooden gate which leads into;





REAR





Accessed via the wooden gate and the door in the entrance hallway, paved area, outside tap, wooden gate to the neighboring property, double glazed door which leads into the garden room, black wooden door which leads into outbuilding one. Through the garden room and out of a double glazed door is a patio area with space for seating and a black gate which leads to an artificial grass area and wooden fencing to all sides throughout the whole garden.



GARDEN ROOM
15'8" x 7'0" (4.80 x 2.14)



Enter through double glazed double doors, two double glazed windows to the front elevation, lighting, electric, fully insulated and double glazed double doors which lead out to the patio area.



OUTBUILDING ONE
5'1" x 6'9" (1.56 x 2.08)
Double glazed window to the front elevation with lighting and electric and space for storage.

OUTBUILDING TWO
4'6" x 2'11" (1.39 x 0.91)
Space for storage.

AERIAL PHOTO



HEATING AND APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE
Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are

unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

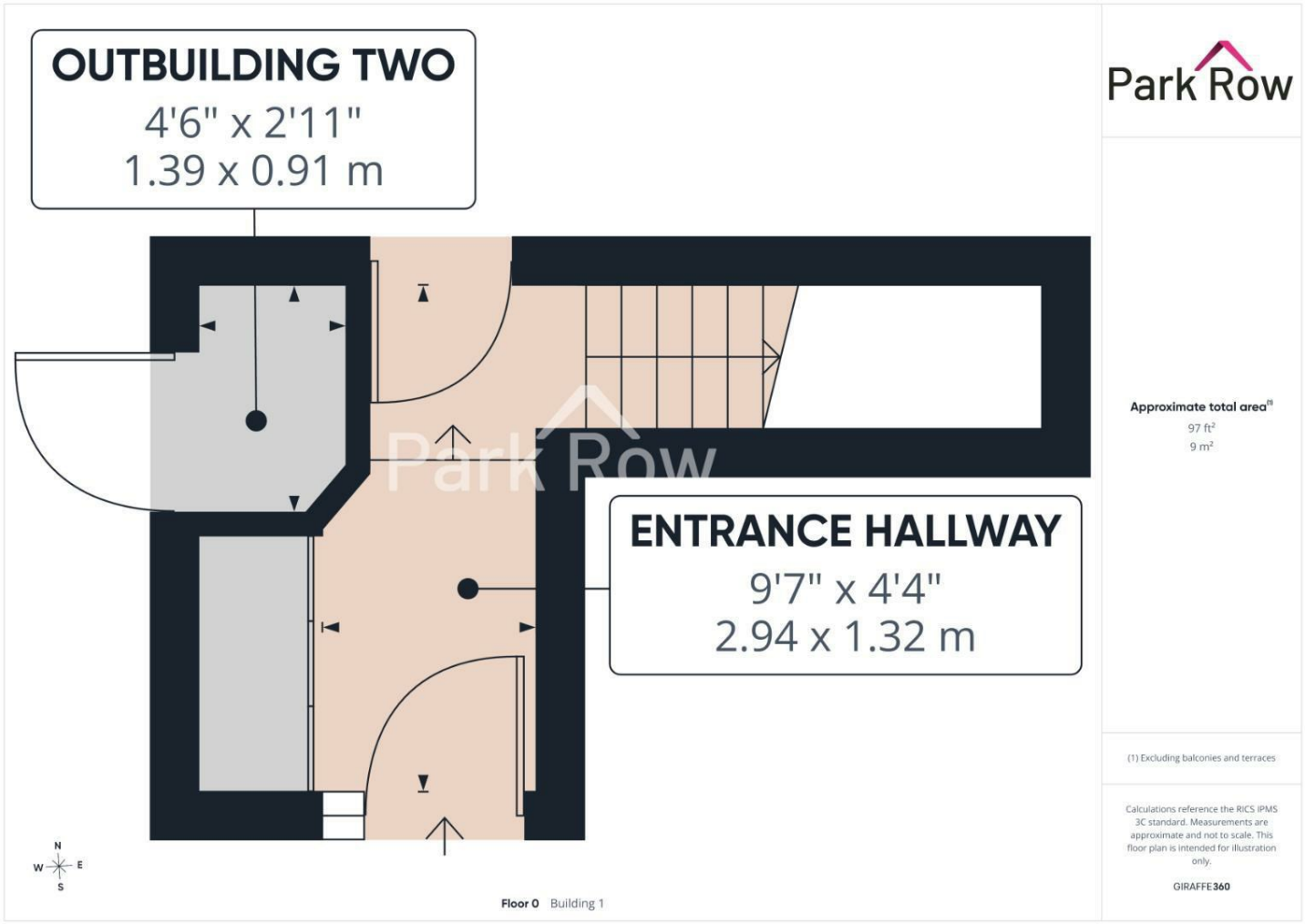
TENURE AND COUNCIL TAX

Tenure: Leasehold
Local Authority: North Yorkshire Council
Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Park Row

Approximate total area(1)

97 ft²

9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1 Building 1

Park Row

Approximate total area(1)

676 ft²

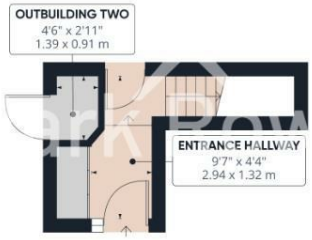
62.8 m²

(1) Excluding balconies and terraces

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Floor 0 Building 1



Floor 1 Building 1

Park Row

Approximate total area[1]

773 ft²

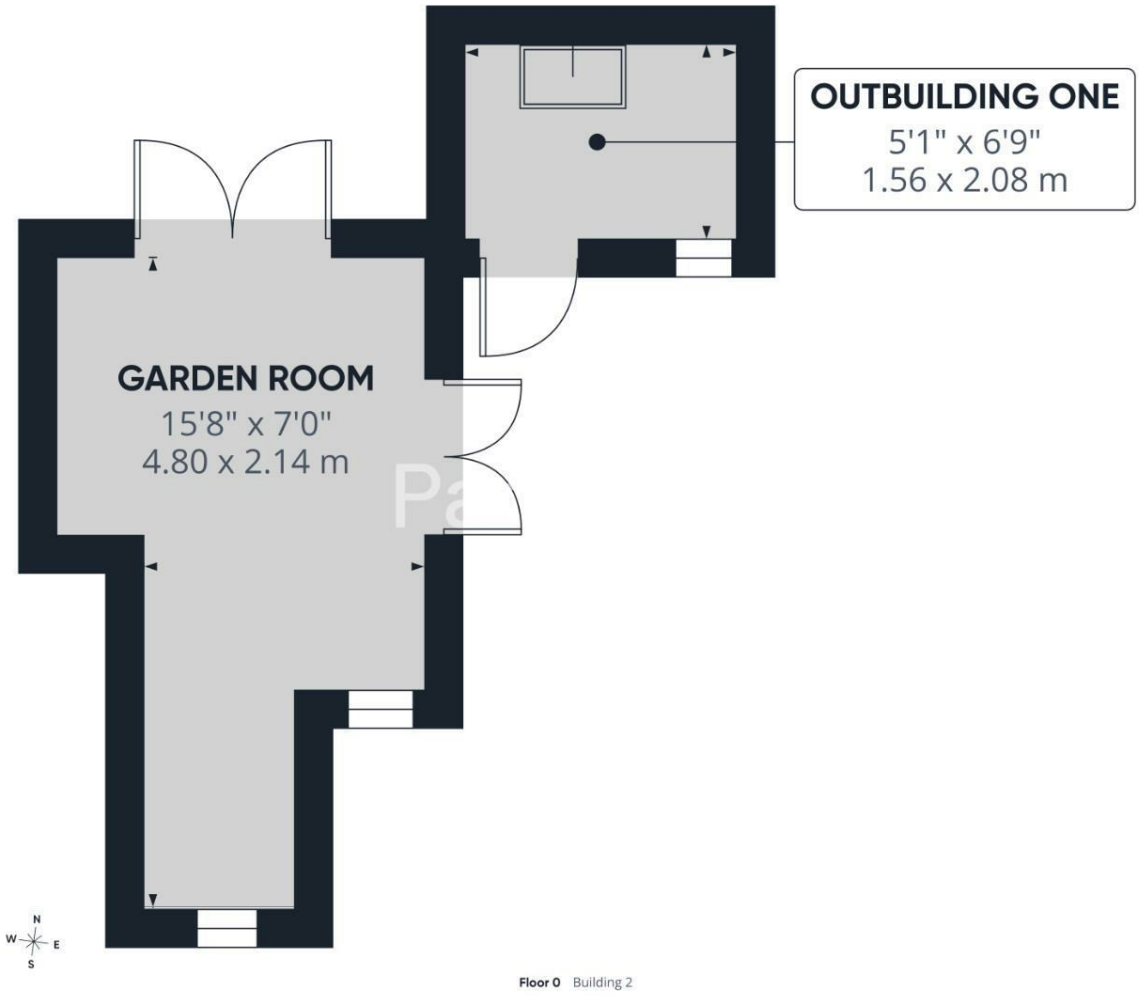
71.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0 Building 2

Park Row

Approximate total area[1]

147 ft²

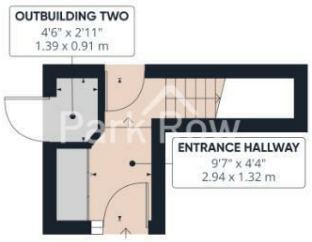
13.6 m²

(1) Excluding balconies and terraces

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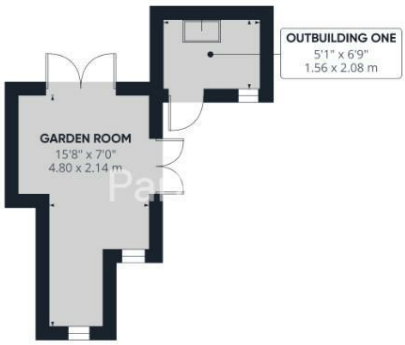
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Park Row

Approximate total area[1]

920 ft²

85.4 m²

(1) Excluding balconies and terraces

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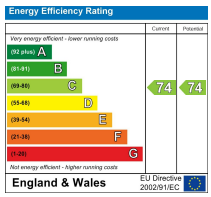


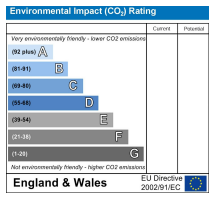




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