

Park Row



Croft Court, Monk Fryston, Leeds, LS25 5PL

Offers In Excess Of £400,000



****BEAUTIFUL STONE BUILT CHARACTER PROPERTY**EXPOSED BRICKWORK AND BEAMS**THREE BEDROOMS**ENSUITE & WALK IN WARDROBE TO BEDROOM ONE**GARAGE AND PARKING**NO UPWARD CHAIN****
Nestled in the charming village of Monk Fryston, Leeds, lies this stunning detached house at Croft Court. Boasting a delightful blend of traditional charm and modern convenience, this property is sure to capture your heart.

As you step inside, you are greeted by a warm and inviting atmosphere with exposed brickwork and beams that exude character and history. The property features a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones.

With three bedrooms, including an ensuite for added privacy and comfort, this home offers ample space for the whole family. The two well-appointed bathrooms ensure convenience for busy mornings or unwinding after a long day.

One of the highlights of this property is the garage and parking space for three vehicles, providing both security and convenience for your vehicles. Say goodbye to the hassle of searching for parking with this fantastic feature.

Additionally, the utility room and ground floor W/C add practicality to this already impressive home, making daily chores a breeze. The absence of an upward chain means you can move in hassle-free and start enjoying your new abode right away.

Don't miss the opportunity to make this beautiful stone-built property your own. With its unique character, desirable features, and prime location, this house at Croft Court is a true gem waiting to be discovered. 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!'



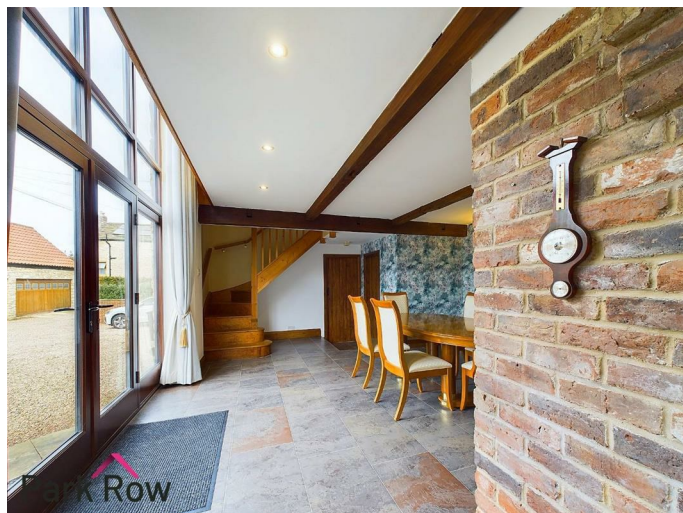
GROUND FLOOR ACCOMMODATION

ENTRANCE

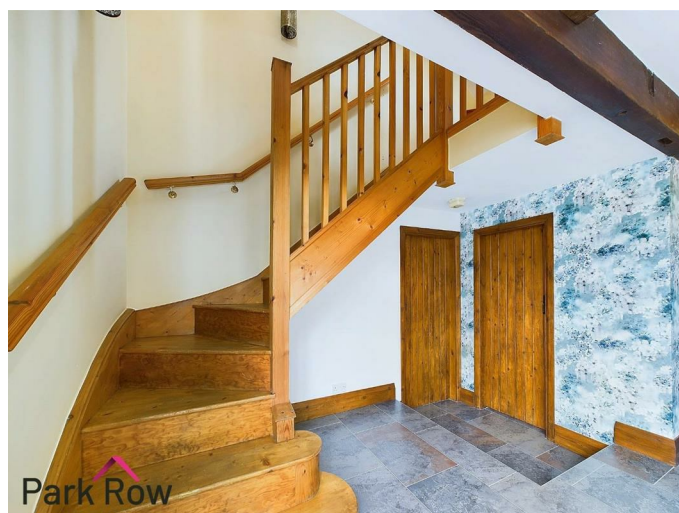
Enter through the woodgrain-effect double glazed double door with a full length glass side panel either side, courtesy lights to either side and full length windows above which leads into:

DINING/LIVING AREA

15'6" x 16'6" (4.74 x 5.04)



Stairs with wooden balustrade and spindles which lead up to the first floor accommodation, space for a dining table and chairs, multi fuel burner set within a stone built fireplace, wooden beams, exposed brickwork, spotlights to the ceiling, fully tiled flooring, underfloor heating, a inner hallway continues along into the kitchen area and a step down leads into:



DOWNSTAIRS W/C

4'4" x 7'2" (1.33 x 2.19)



Includes a white suite comprising; pedestal handbasin with

chrome tap over, low level w/c. extractor fan to wall, underfloor heating, and has a fully tiled floor.

BEDROOM THREE

10'8" x 11'1" (3.26 x 3.38)



Double glazed window to the front elevation, underfloor heating and a door which leads into:



STORAGE CUPBOARD

4'4" x 9'0" (1.33 x 2.75)

Has a fully tiled floor and with plenty of space for storage and hanging.

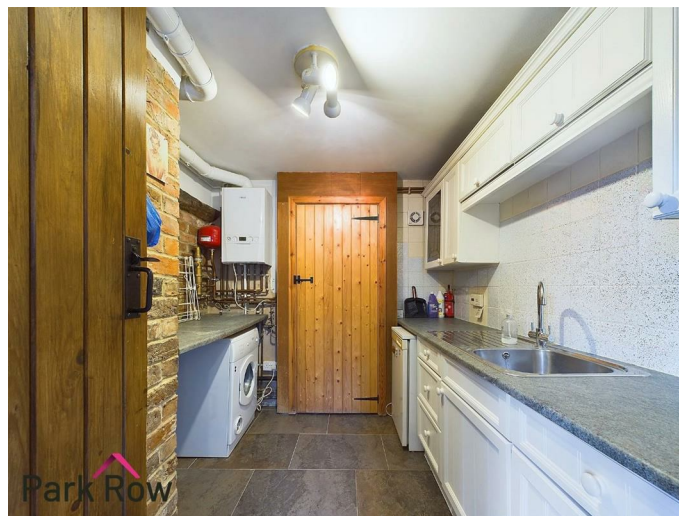
INNER HALLWAY

5'7" x 8'7" (1.72 x 2.64)

Double glazed window to the front elevation, underfloor heating and leads into the kitchen area and a door leads into:

UTILITY

8'8" x 8'0" (2.65 x 2.44)



Wall and base units in a white finish with tiled splashbacks, stainless steel drainer sink with chrome mixer tap over, space for under counter fridge, space and plumbing for washing machine, underfloor heating, exposed brick wall to one side with exposed wooden beam, extractor fan to wall, fully tiled floor, internal wooden door leads into the area where the electrical consumer unit can be found.

KITCHEN

15'4" x 12'8" (4.69 x 3.87)



Double glazed windows to the front and side elevation and has a bespoke fitted kitchen with wall and base units in a wooden finish with roll edge worktops, complete with wicker basket storage drawers, double stainless steel sink with chrome mixer tap over, space for range cooker with extractor over and has a stainless steel splashback, island which is brick built with matching worktop and has space for under counter fridge and has built in wine storage, space for dining table and chairs, wooden beams and spotlights to the ceiling, underfloor heating and a double glazed double external door with glass panel inserts which leads to the side elevation.



FIRST FLOOR ACCOMMODATION

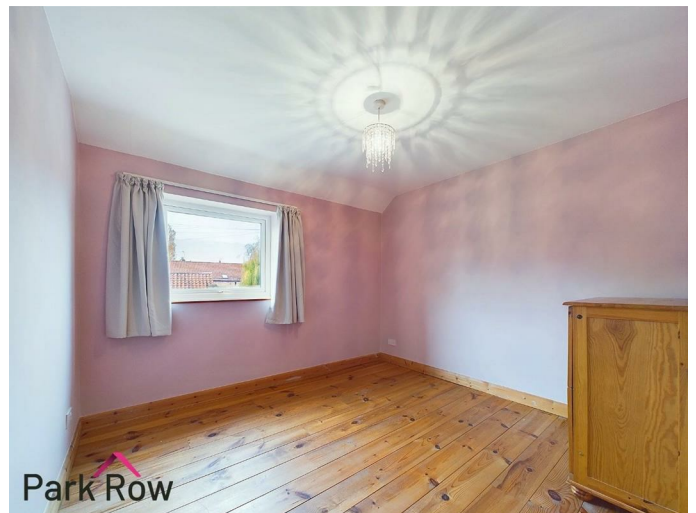
LANDING

9'2" x 8'5" (2.81 x 2.58)

Double glazed window to the rear elevation, underfloor heating, a step leads up to a wooden mezzanine floor and has internal doors which lead off:

BEDROOM TWO

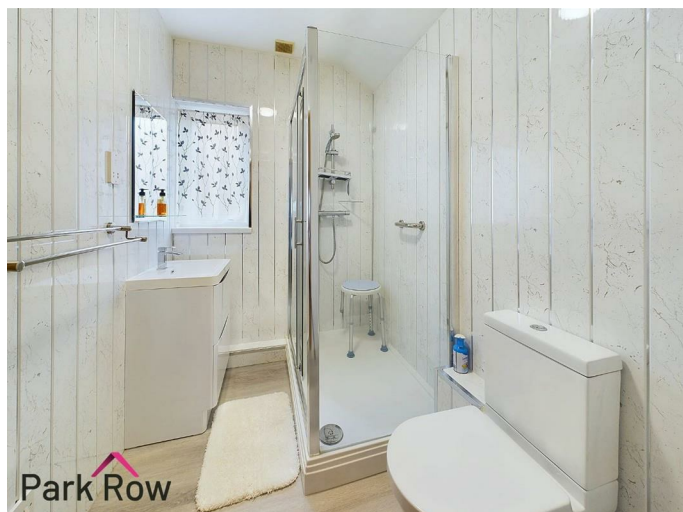
10'6" x 11'1" (3.21 x 3.39)



Double glazed window to the front elevation, underfloor heating and with loft access.

FAMILY BATHROOM

5'4" x 7'7" (1.64 x 2.33)



Obscure double glazed window to the side elevation and has a white suite which comprises: shower cubicle with mains shower above, handbasin with chrome tap over set within a vanity unit with space for storage, close coupled w/c, shaver point, extractor fan to ceiling, underfloor heating and is fully wet walled to all walls.

LOUNGE

15'9" x 15'8" (4.82 x 4.79)

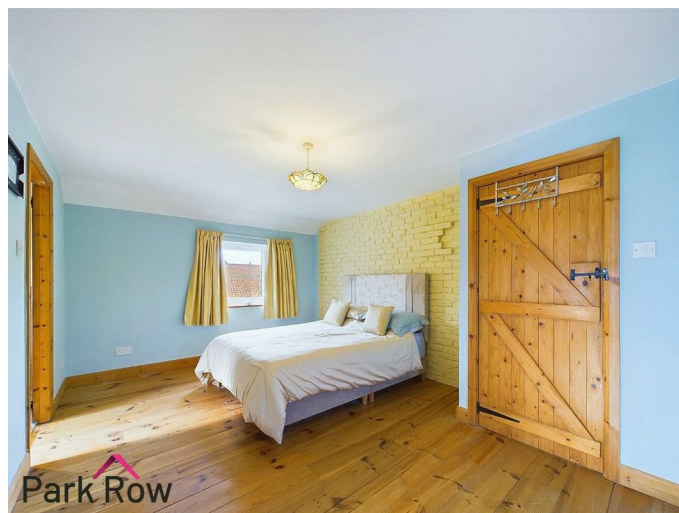


A lovely area to sit and relax and look out of the full length windows above the front entrance door with wooden balustrade and spindles across and has a multi fuel burner set within a brick built fireplace and hearth with exposed brickwork with alcoves, underfloor heating, television and broadband points plus a door which leads into:



BEDROOM ONE

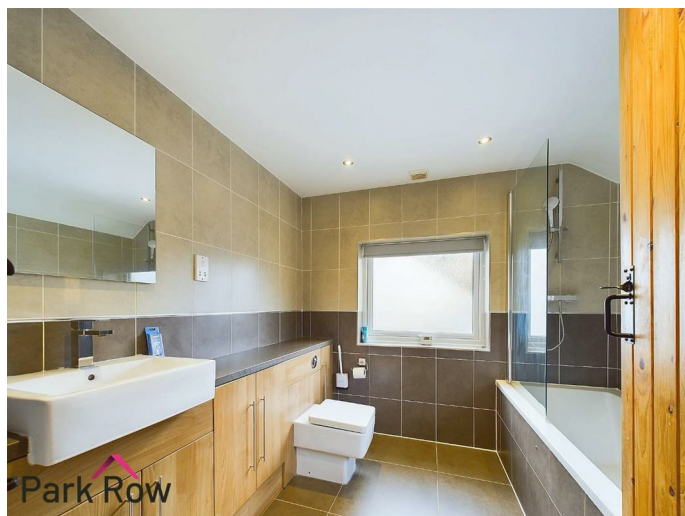
16'1" x 11'0" (4.92 x 3.36)



Double glazed windows to the front and rear elevation, television points, wood flooring, underfloor heating, and an exposed painted brick wall and a door which leads into:

ENSUITE

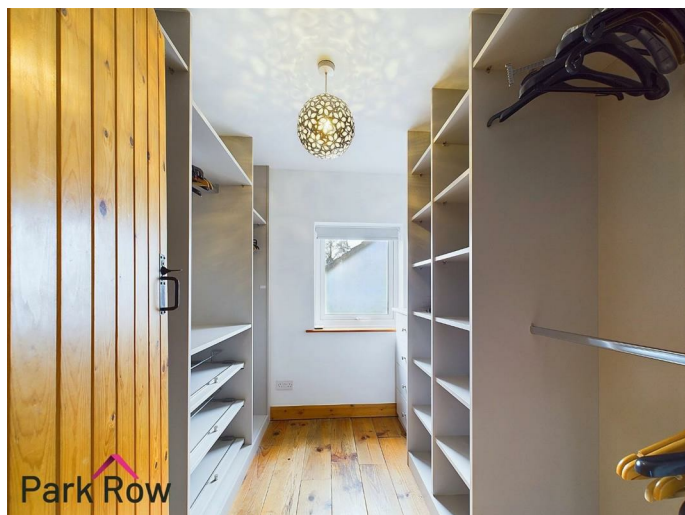
8'5" x 7'9" (2.58 x 2.38)



Two obscure double glazed windows to the front and side elevation and has a white suite comprising: bath with mains shower above and glass shower screen, vanity units with storage which has a concealed cistern low level w/c, square handbasin with chrome tap over, spotlights to the ceiling, underfloor heating, shaver point and is fully tiled to all walls and floor.

WALK-IN-WARDROBE

7'1" x 7'9" (2.16 x 2.38)



Double glazed window to the side elevation, wood flooring and with plenty of hanging space and storage.

EXTERIOR

FRONT



Accessed via a shared driveway where you will find a gravelled area with space for parking and leads to the single garage and continues along the front of the house, decorative stone steps lead up to the front entrance door and continues to a paved area with space for seating and has a decorative stone built corner border filled with plants and trees with a perimeter wall along the front of the property creating some privacy from the neighbours.





SIDE



To the side comprises a decked area with space for seating and a pergola above. perimeter wall for privacy and an external door which leads into the kitchen.

GARAGE

Accessed via double doors and has power and lighting.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 4/5G

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.

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.

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

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

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

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

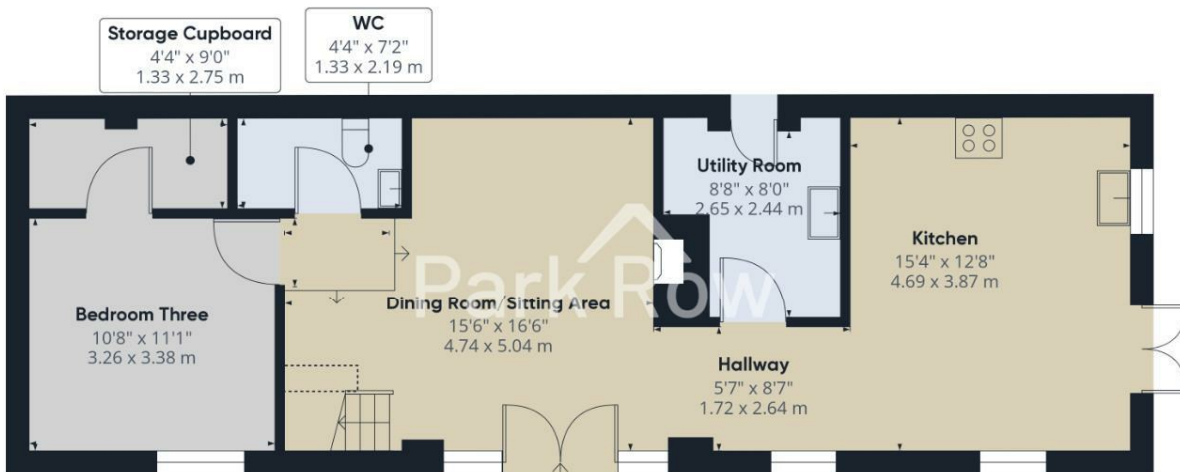


GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.





Approximate total area⁽¹⁾

727.43 ft²
67.58 m²

Reduced headroom

33.91 ft²
0.29 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 0



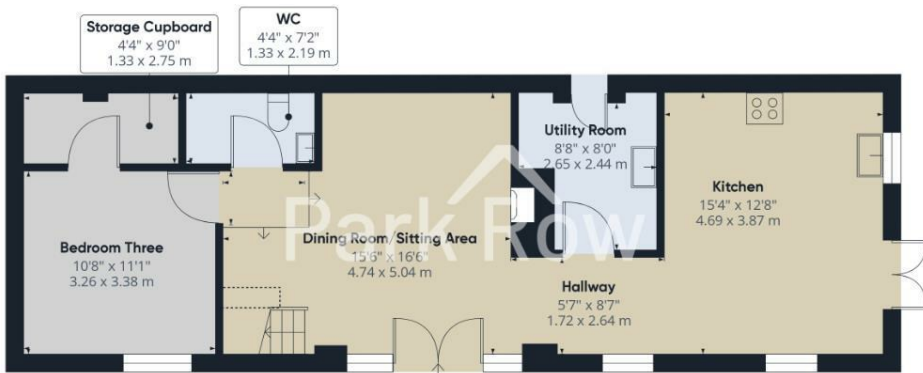
(1) Excluding balconies and terraces.

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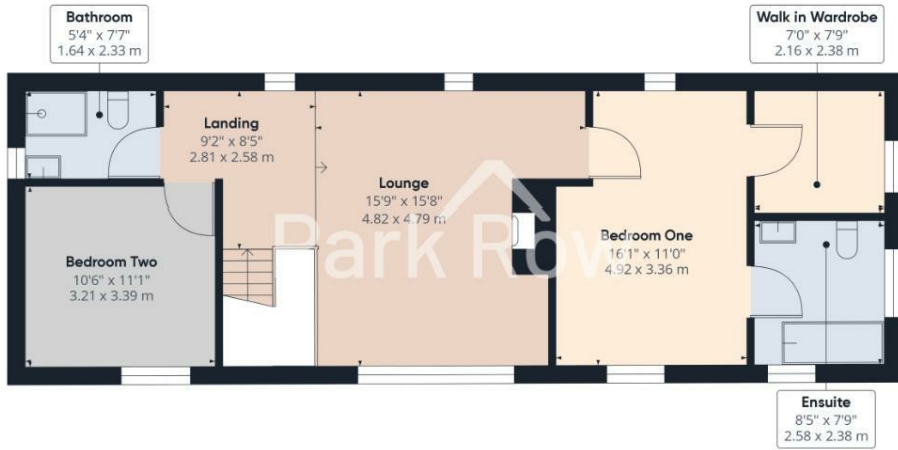
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1



Floor 0



Floor 1

Park Row

Approximate total area[®]

1452.16 ft²

134.91 m²

Reduced headroom

33.91 ft²

0.29 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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