Park Row

The proactive estate agent

Deer Park Court, Monk Fryston, Leeds, LS25 5EZ

Offers In Excess Of £250,000

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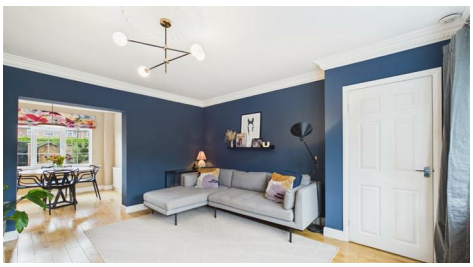
TERRACED HOMETHREE BEDROOMS**ENCLOSED REAR GARDEN**GARAGE**OFF STREET PARKING**IN SOUGHT AFTER LOCATION OF MONK FRYSTON**PERFECT FOR FAMILIES**WELL-PRESENTED THROUGHOUT**

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!



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INTRODUCTION

Nestled in the desirable area of Monk Fryston, this charming terraced house offers a perfect blend of comfort and convenience, making it an ideal choice for families. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a welcoming area for family gatherings and entertaining guests.

The house features a modern bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this home is the enclosed rear garden, which offers a private outdoor space for children to play or for adults to unwind in the fresh air. Additionally, the property includes a garage and off-street parking, providing secure and convenient parking options.

Living in Monk Fryston means you will be part of a friendly community, with local amenities and schools within easy reach. This terraced home is not just a place to live; it is a wonderful opportunity to create lasting memories in a sought-after location. Whether you are a first-time buyer or looking to settle down with your family, this property is sure to meet your needs and exceed your expectations. Don't miss the chance to make this delightful house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with double glazed windows within which leads into;

HALLWAY

3'11" x 5'3" (1.21 x 1.61)

Central heating radiator, stairs which lead up to the first floor accommodation and an internal door which leads into;

LOUNGE

13'7" x 14'11" (4.16 x 4.55)

Double glazed bay window to the front elevation, central heating radiator, fireplace with a log burning stove, decorative moulding along the ceiling and an open doorway which leads into;

DINING ROOM
9'2" x 8'6" (2.80 x 2.61)

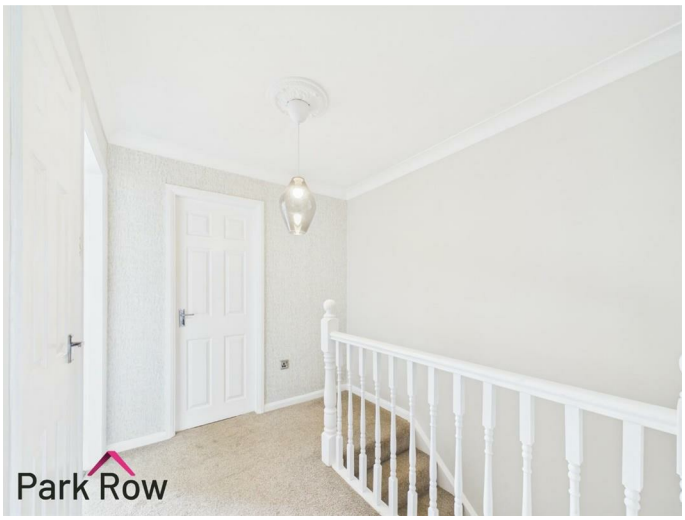
Double glazed window to the rear elevation, central heating radiator, decorative moulding along the ceiling and an open doorway which leads into;

KITCHEN
7'0" x 15'5" (2.14 x 4.70)

Double glazed window to the rear elevation, central heating radiator, white shaker-style base and wall units, oak worktop, an inset ceramic sink with a chrome taps over, integral oven, electric hob with a built in extractor fan over, space for a free standing fridge/freezer, space and plumbing for an integrated dishwasher, space and plumbing for an integrated washing machine and tumble dryer, cast iron radiator and a white uPVC door with a double glazed obscure window within which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
7'1" x 8'4" (2.18 x 2.56)



Cupboard with space for storage and internal doors which lead into;

BEDROOM ONE
9'3" x 12'6" (2.83 x 3.83)

Double glazed window to the front elevation, central heating radiator and decorative moulding around the ceiling.

BEDROOM TWO
9'2" x 8'11" (2.81 x 2.73)

Double glazed window to the rear elevation, central heating radiator, built-in grey wardrobe and loft hatch access.

BEDROOM THREE
7'3" x 9'4" (2.23 x 2.85)

Double glazed window to the front elevation, central heating radiator, built-in wardrobe with shelves for storage and decorative moulding around the ceiling.

BATHROOM
7'1" x 5'5" (2.17 x 1.66)

Double glazed obscure window to the rear elevation and includes; close-coupled w/c, vanity unit with a hand basin and a chrome taps over, chrome heated towel rail, p-shaped panel bath with a mains shower over and a glass shower screen plus is fully tiled floor to ceiling.

EXTERIOR

FRONT

Paved pathway up to concrete steps which lead up to the front door, decorative stones along the left hand side with trees and shrubs.

REAR

Accessed via the door in the kitchen or the gate at back of the garden where you will step out onto : a paved area with space for seating, artificial grass area with a decorative stone border plus brick walls to all three sides.

GARAGE
8'5" x 17'7" (2.57 x 5.38)

Accessed via the gate in the rear garden through a white electric up-and-over door and includes; ample space for storage and an area in front for parking for one vehicle. Infrastructure for EV charger within the garage.

AERIAL PHOTO

HEATING AND APPLIANCES
The heating system and any appliances 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: Freehold
Local Authority: North Yorkshire Council
Tax Banding: C

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.

Floor 0 Building 1

Park Row

Approximate total area(1)

449 ft²

41.6 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.

GIRAFFE360

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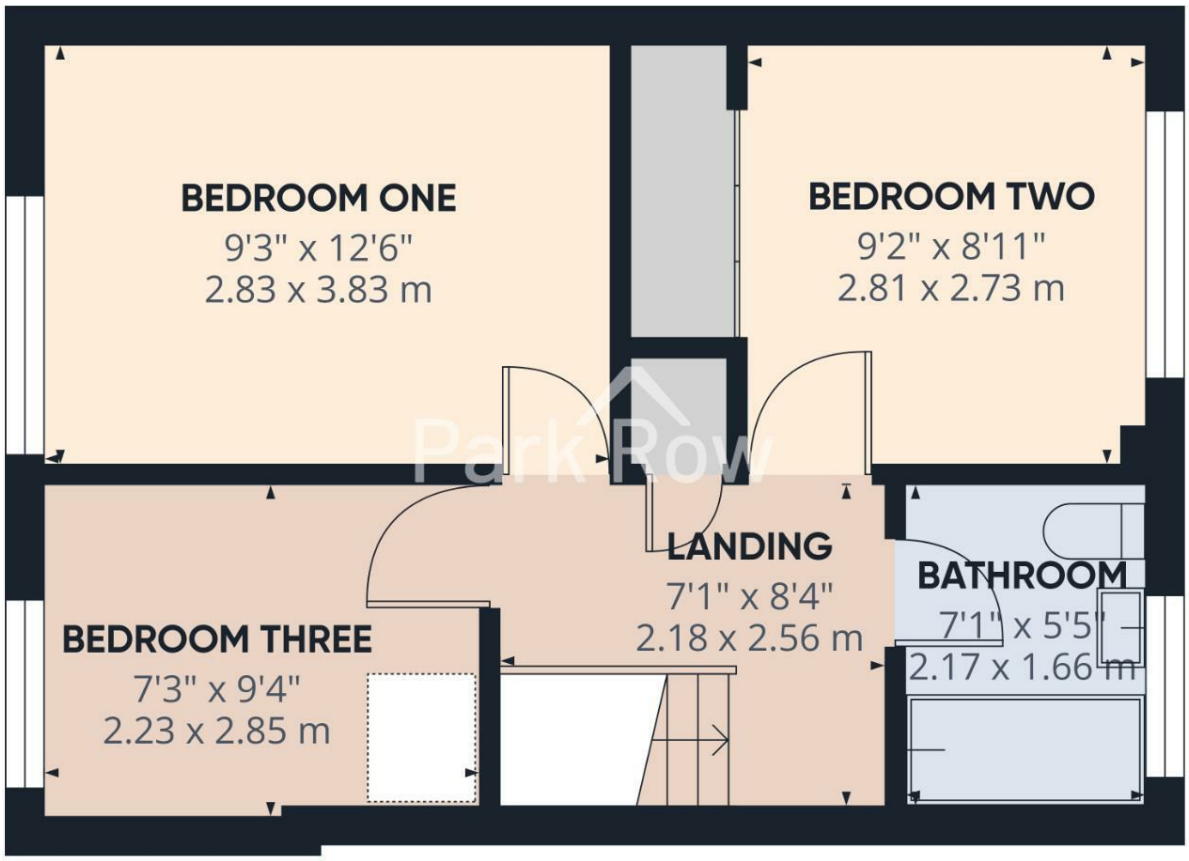

Floor 1 Building 1

Park Row

Approximate total area(1)

371 ft²

34.5 m²

(1) Excluding balconies and terraces

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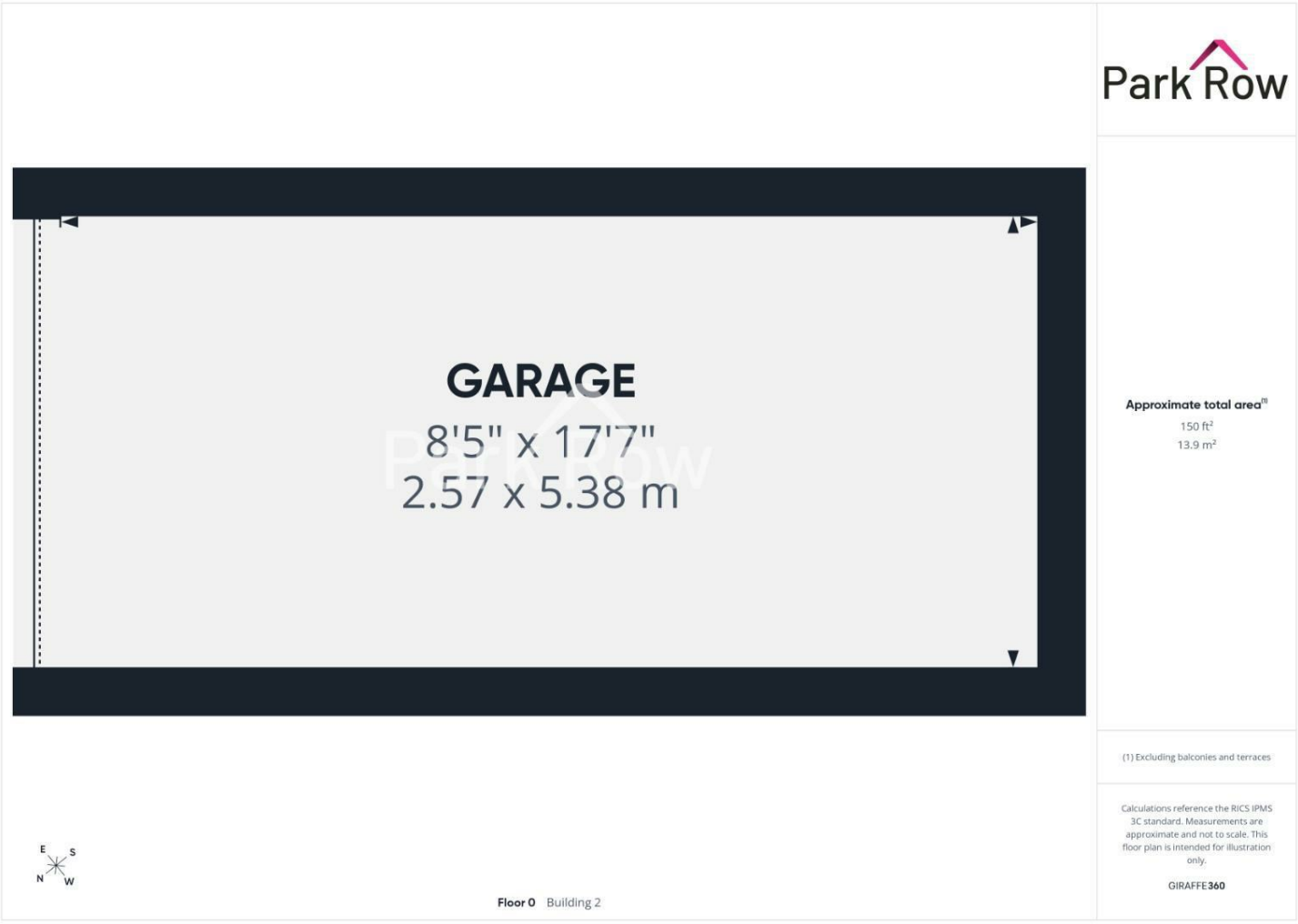

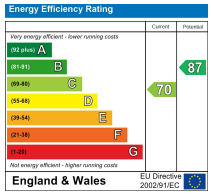

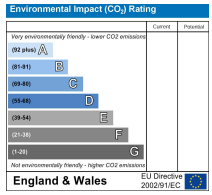

T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

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