

# Park Row

The proactive estate agent



**Hillcrest, Monk Fryston, Leeds, LS25 5EX**

**£280,000**



**\*\*LINK-DETACHED\*\*THREE BEDROOMS\*\*OFF STREET PARKING\*\*GARAGE\*\*ENCLOSED REAR GARDEN WITH VIEW OVER OPEN FIELDS\*\*SOUGHT AFTER VILLAGE LOCATION\*\*NO ONWARD CHAIN\*\*LOTS OF POTENTIAL\*\*TWO RECEPTION ROOMS\*\*DOWNSTAIRS W/C\*\*CUL-DE-SAC LOCATION\*\***

**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 charming village of Hillam, within the picturesque area of Monk Fryston, this delightful Link-Detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms and one bathroom, this home is ideal for families seeking space and convenience.

Upon entering, you are greeted by a welcoming atmosphere, enhanced by the presence of two reception rooms that provide ample space for relaxation and entertainment. The two inviting reception rooms on the ground floor are perfect for hosting guests or enjoying quiet evenings with family. Additionally, a convenient downstairs w/c adds to the practicality of the layout.

The property boasts a garage and off-street parking, ensuring that you will never have to worry about finding a space for your vehicle. The rear garden is a true highlight, offering stunning views over open fields, making it an ideal spot for outdoor gatherings or simply unwinding in the fresh air.

This home is situated in a highly sought-after location, combining the tranquillity of village life with easy access to local amenities. Whether you are looking for a peaceful retreat or a family-friendly environment, this property in Hillcrest is sure to meet your needs. Don't miss the opportunity to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a grey composite door with double glazed glass panels within which leads into;

### ENTRANCE HALLWAY

13'0" x 3'3" (3.97 x 1.01)



A double glazed full height obscure window to the front elevation, stairs which lead up to the first floor accommodation, an under-stairs storage cupboard, two doors which lead into a further storage cupboards, a central heating radiator and further internal doors which lead into;

### DOWNSTAIRS W/C

5'5" x 2'5" (1.67 x 0.74)

A double glazed obscure window to the side elevation and includes; a close coupled w/c, a central heating radiator and a green hand basin set within a green wooden unit with space for storage.

### LOUNGE

12'3" x 11'3" (3.75 x 3.43)



A double glazed window to the front elevation, a gas fire set within a marble fireplace, a central heating radiator and an open doorway which leads into;



## DINING ROOM

9'11" x 9'4" (3.03 x 2.85)



A double glazed window to the rear elevation, a central heating radiator and a door which leads into;



## KITCHEN

10'3" x 8'6" (3.14 x 2.60)



A double glazed window to the rear elevation, wooden shaker style wall and base units surrounding, square edge laminate worktop, space for a freestanding cooker, space and plumbing for a washing machine, space for an under-counter fridge, houses the boiler, one and a half white drainer sink with chrome taps over, tiled splashback, a door which leads into the hallway, a central heating radiator and a grey composite door with double glazed glass panels within which leads out to the rear garden.



## FIRST FLOOR ACCOMMODATION

### LANDING

15'1" x 4'9" (4.61 x 1.45)

A double glazed window to the side elevation, a door which leads into a storage cupboard, loft access and internal doors which lead into;



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## BEDROOM ONE

10'7" x 10'1" (3.24 x 3.08)



A double glazed window to the front elevation, a central heating radiator and built in wooden wardrobes with space for storage.

## BEDROOM TWO

9'10" x 8'9" (3.02 x 2.67)



A double glazed window to the rear elevation, a central heating radiator and built in wooden wardrobes with space for storage.





**BEDROOM THREE**  
10'8" x 6'11" (3.27 x 2.11)



A double glazed window to the front elevation, a central heating radiator, a door which leads into a storage cupboard and a cupboard door that leads into over-stairs storage.

**BATHROOM**  
8'0" x 5'5" (2.46 x 1.67)



An obscure double glazed window to the rear elevation and includes; a close coupled w/c and a hand basin set within the same white wooden unit with space for storage and a roll-edge laminate worktop over, a fully tiled walk in mains shower with a glass shower screen, a chrome heated towel rail and is fully tiled floor to ceiling.

**EXTERIOR**  
**FRONT**



To the front of the property there is a paved driveway with space for parking, a stone paved area with further space for parking, steps up to the entrance door, a pathway which leads to the rear garden, access into the garage, an area filled with mature bushes and shrubs and a perimeter dwarf wall to the right hand side.



## REAR



Accessed via the pathway at the front of the property or through the door in the kitchen where you will step out onto; a paved area with space for seating, steps down to a further paved area with more space for seating, access into the back of the garage, an outbuilding with space for storage, perimeter bushes to the rear, perimeter wooden fencing to each side and view over open fields.



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### **GARAGE/WORKSHOP**

Accessed via the blue up and over door from the driveway and includes; power, lighting, space for storage, a glazed window to the rear elevation and a composite door which leads out to the rear garden.

### **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.

### **TENURE AND COUNCIL TAX**

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: D

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.

### **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.

### **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.

### **OPENING HOURS**

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



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

SHERBURN IN ELMET - 01977 681122

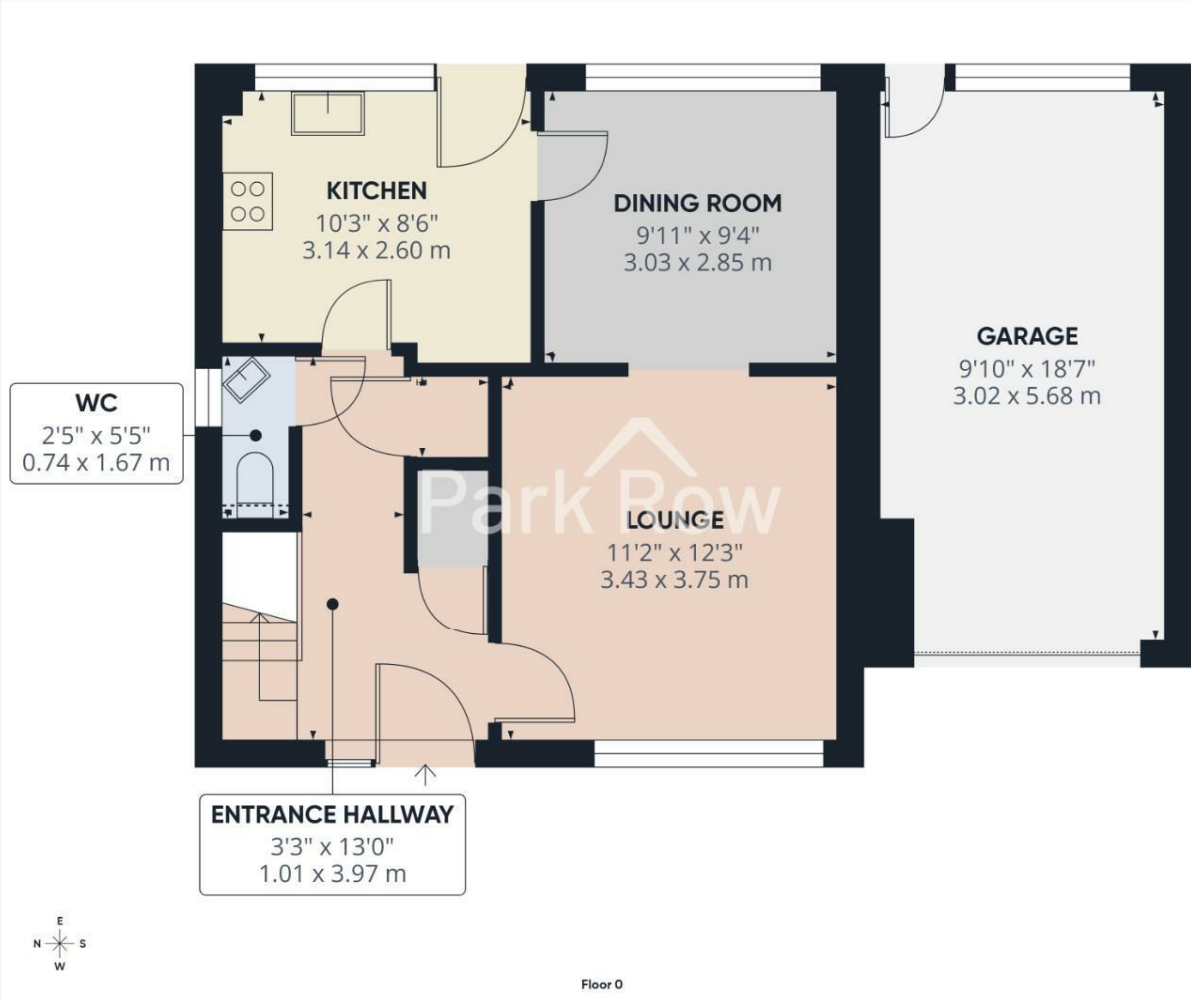
SELBY - 01757 241124

GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133



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**Approximate total area<sup>(1)</sup>**  
621 ft<sup>2</sup>  
57.7 m<sup>2</sup>

**Reduced headroom**  
1 ft<sup>2</sup>  
0.1 m<sup>2</sup>

(1) Excluding balconies and terraces

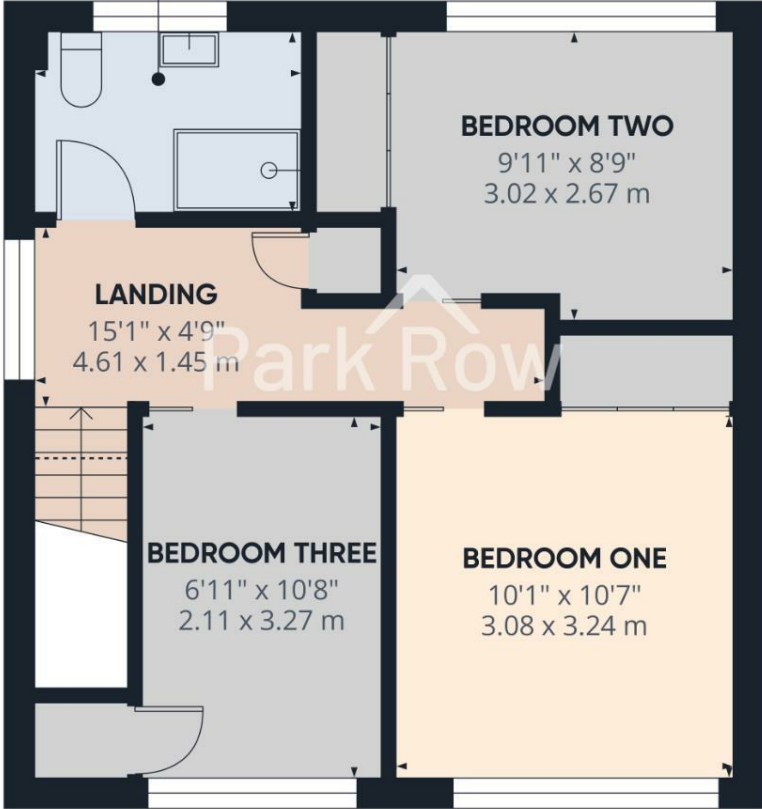
Reduced headroom  
----- Below 5 ft/1.5 m

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

**GIRAFFE360**

**BATHROOM**

8'1" x 5'5"  
2.46 x 1.67 m



**BEDROOM TWO**

9'11" x 8'9"  
3.02 x 2.67 m

**LANDING**

15'1" x 4'9"  
4.61 x 1.45 m

**BEDROOM THREE**

6'11" x 10'8"  
2.11 x 3.27 m

**BEDROOM ONE**

10'1" x 10'7"  
3.08 x 3.24 m



Floor 1



**Approximate total area<sup>(1)</sup>**

405 ft<sup>2</sup>  
37.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO <sub>2</sub> emissions	(92-100) A		
	(81-91) B				(81-91) B		
	(69-80) C				(69-80) C		
	(55-68) D				(55-68) D		
	(48-54) E				(48-54) E		
	(35-47) F				(35-47) F		
Not energy efficient - higher running costs	(1-34) G			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-34) G		
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	