



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

A Rare Opportunity to Own a Beautiful Detached Bungalow in Highly Desirable Village | Three Bedrooms | Double Garage | Exceptional Parking | Family Bathroom & Separate WC | Stunning Gardens

- Rarely Available & Impressive Detached Bungalow in Highly Sought After Village
- Freehold Property
- Council Tax Band - F
- Viewing is Highly Recommended
- Three Bedroom including Fitted Wardrobes to Master
- Gas Central Heating
- Wonderful Sense of Privacy and Space with Excellent Kerb Appeal
- Double Garage & Exceptional Driveway Parking for Multiple Vehicles
- EPC - TBC
- A Home with Genuine Long Term Appeal

Offers Over £550,000

Jigsaw Move are pleased to welcome to the market, set within the sought-after village of Monk Fryston, this impressive three bedroom detached bungalow offers a wonderful combination of space, versatility and peaceful village living. Properties of this type and calibre rarely come to the market in such a desirable location, making this an exciting opportunity for a wide range of buyers.

Approached via Fryston Common Lane, the property immediately offers an enviable sense of space, with a substantial driveway providing parking for at least eight vehicles, together with a double garage, a particularly valuable feature for families, car enthusiasts, those with multiple vehicles or anyone looking for excellent storage and workshop space.

Inside, the property is equally appealing. A welcoming entrance hallway provides access to the accommodation and leads into a generously proportioned reception room, creating a comfortable and versatile space for relaxing, entertaining family and friends, or simply enjoying the tranquillity of bungalow living.

The accommodation includes three bedrooms with the master boasting fitted wardrobes and cupboard space, offering plenty of flexibility for family living, visiting guests, a home office or hobbies. The impressive family bathroom is a real highlight, featuring a freestanding bath, separate shower and WC, creating a spacious and relaxing environment. There is also the added convenience of a separate WC.

With approximately 990 sq ft of accommodation, the bungalow provides a genuinely spacious layout while retaining all the convenience and accessibility that makes single-storey living so desirable.

And then there is the location...Monk Fryston is a highly regarded and much sought after village, offering a peaceful community atmosphere while remaining exceptionally well placed.

Do not miss out on this rare find, contact us today to arrange a viewing.

GROUND FLOOR ACCOMODATION

Entrance Porch 2'9" x 7'7" (0.85m x 2.32m)

Open plan, door to:

Entrance Hallway 13'0" x 7'7" (3.95m x 2.32m)

Two windows to rear, door to:

Lounge 16'1" x 18'3" (4.90m x 5.55m)

Bow window to rear, fireplace, door to:

Dining Room 9'10" x 9'11" (3.00m x 3.03m)

Two windows to front, double door, open plan, door to:

Kitchen 9'9" x 10'10" (2.98m x 3.30m)

Window to front, door to:

Bedroom 1 10'10" x 15'2" (3.31m x 4.63m)

Window to rear, door to:

Bedroom 2 9'9" x 9'0" (2.98m x 2.74m)

Window to front, double door, door to:

Bedroom 3 9'9" x 8'7" (2.98m x 2.61m)

Window to front, door to:

Bathroom 6'4" x 11'6" (1.92m x 3.50m)

Window to side, door to:

WC 2'10" x 5'6" (0.87m x 1.67m)

Window to side, door to:

EXTERNAL

Double Garage 20'8" x 17'0" (6.29m x 5.17m)

Window to side, window to front, twoUp and over door, door.

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Hipla to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk



COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES ?

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their 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 stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

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. All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTC (fibre to the cabinet)

Mobile signal/coverage is good in this area

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that 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. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Ground Floor

Approx. 140.2 sq. metres (1508.8 sq. feet)



Total area: approx. 140.2 sq. metres (1508.8 sq. feet)

