



Abbeystone Way | Monk Fryston | LS25 5NF

£150,000

Two bedroom first floor apartment | Council Tax Band C | EPC Rating B

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\*\*\*VACANT POSSESSION. NO CHAIN. SOUGHT AFTER LOCATION. FIRST FLOOR.\*\*\*

A superbly maintained and immaculate apartment situated in a highly sought-after location. This property comes to the market in pristine condition and is available for immediate sale. The flat boasts an open-plan design that promotes a seamless flow of natural light and space, creating an airy and bright atmosphere that is sure to impress.

Offering two well-appointed bedrooms, each providing ample space for relaxation and rest, which also benefits from having en-suite and built in wardrobes to one, and a separate bathroom, ensuring convenience for residents and guests alike.

The heart of this flat is undoubtedly its well-equipped kitchen. It is an ideal space for preparing daily meals or entertaining friends and family, and open plan to the large reception room, a perfect haven for unwinding after a long day or entertaining guests.

A unique feature of this property is the availability of parking, a sought-after amenity in any location. This added convenience will undoubtedly enhance your living experience in this stunning property.

Situated near an array of walking routes, this apartment offers an excellent opportunity for outdoor enthusiasts to enjoy leisurely walks or energetic runs, taking in the local scenery.

In conclusion, this immaculate home combines convenience, comfort, and a prime location into a compelling property offering. Whether you're a first-time buyer or an investor, this property presents an excellent opportunity to acquire a stunning home in a highly desired location.

### Hall

Entrance door, security intercom, radiator, cupboard and doors to rooms.

### Lounge 6.50m x 3.51m (21'4" x 11'6")

Double-glazed bay window to the front aspect and two radiators either side of the room with open recess to the kitchen.

### Kitchen 3.96m x 1.80m (13'0" x 5'11")

Boasting a range of wall and base units with coordinating work surfaces and splashback tiling. Stainless steel sink

and drainer with mixer tap, integrated oven, hob with extractor over, fridge, freezer and space for washing machine. Double-glazed window to the front aspect.

### Bedroom 3.15m x 3.16m (10'4" x 10'4")

Double-glazed window to the rear aspect, built-in wardrobe with double door access, radiator and a door to an en-suite.

### En-suite 1.63m x 1.75m (5'4" x 5'9")

Part tiled with a single shower enclosure, push flush WC and a pedestal wash hand basin. Chrome central heated towel warmer, extractor and downlighters to the ceiling.

### Bedroom 2.92m x 3.51m (9'7" x 11'6")

Double-glazed window to rear aspect and a radiator.

### Bathroom 3.02m x 2.41m (9'11" x 7'11")

Part tiled comprising; a straight panelled bath with screen and shower over, unit housed push flush WC and a wash hand basin. Chrome central heated towel warmer, double-glazed frosted window, extractor fan, shaver point, downlighters to the ceiling and a cupboard.

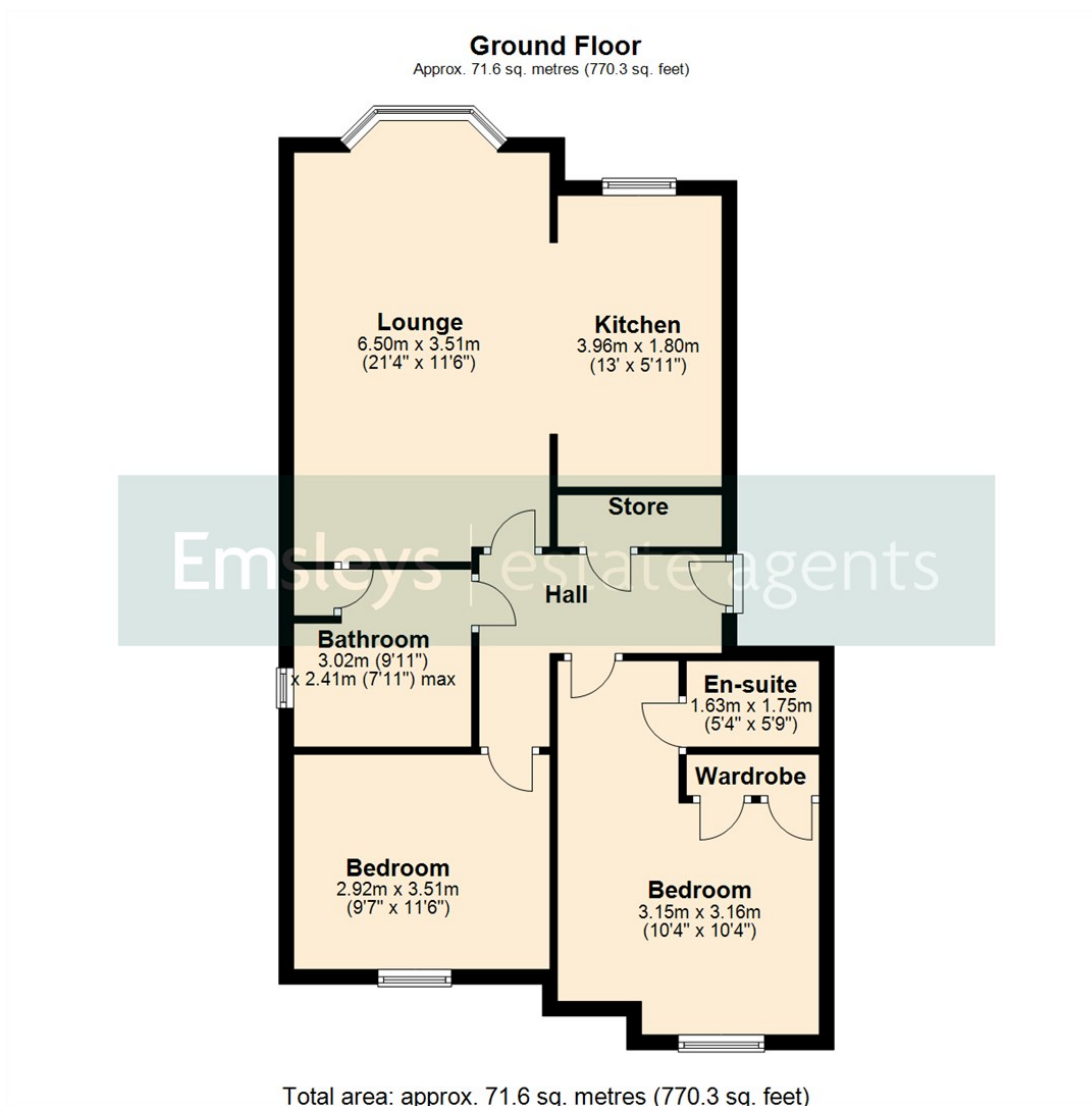
### Exterior

Set within delightful communal grounds with designated parking as well as visitor parking. The property is accessed via a secure intercom entrance door to a communal hall and staircase. There is also a communal bin store.

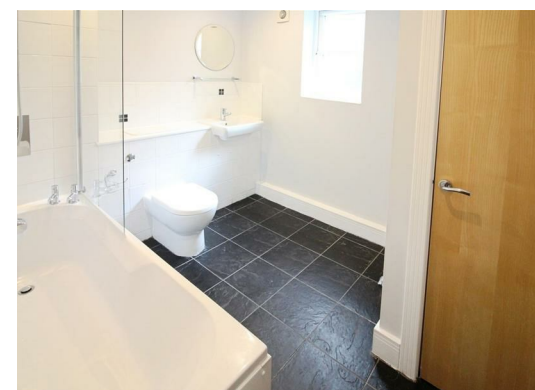
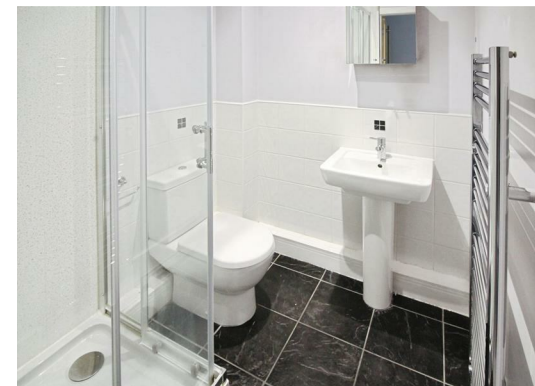
### Agents Notes

The vendor has made us aware the lease has 105 years remaining of a 125 year lease. The ground rent is £200 per annum. The management company fee is £1000 per annum and reviewed annually. The above details need to be confirmed with your solicitor.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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