



Abbeystone Gardens | Monk Fryston | LS25 5FS

£270,000

Three bedroom end terrace | Council Tax Band D | EPC Rating B

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SOUGHT AFTER LOCATION. WELL PRESENTED HOME. TUCKED AWAY POSITION.

This attractive end of terrace house is now available, located in a highly sought after location. The property is in good condition, showcasing meticulous upkeep and a host of desirable features. As you step inside, you are welcomed by a cosy reception room that serves as the perfect space for relaxation and entertaining guests.

The house boasts an open-plan kitchen/diner, which has been thoughtfully designed to maximize functionality without compromising on style. It is indeed the heart of the home, offering ample space for both cooking and dining.

The property comprises three well-proportioned bedrooms, providing ample space and comfort for all residents. The presence of two bathrooms further enhances the convenience factor, reducing morning queues and ensuring the property can comfortably accommodate families or shared living arrangements.

Unique features of this property include off-street parking, a major bonus for any homeowner. In addition, the property also benefits from a single garage, providing additional storage or parking space. The house is complemented by a garden, offering a private oasis for outdoor relaxation and entertaining during the warmer months.

This property is a perfect blend of comfort, convenience, and style. With its combination of desirable features and great location, this house is sure to attract significant interest. Don't miss out on this opportunity, contact us today to arrange a viewing.

Ground Floor

Hall

Double glazed composite entrance door, radiator, stairs to first floor with under cupboard, cloak and doors to rooms.

WC

Half pedestal wash hand basin, push flush WC, radiator, downlighters to ceiling, extractor fan and PVCu double glazed frosted window.

Kitchen/Diner 5.13m x 2.44m (16'10" x 8'0")

Having a range of units with coordinating worksurfaces and splashback tiling. Stainless steel one and half bowl sink and drainer, integrated gas hob, electric oven and

extractor over. Integrated dishwasher, washer/dryer and fridge freezer. PVCu double glazed window to front aspect, downlighters to ceiling, radiator, double sliding doors to lounge from dining area.

Lounge 4.17m x 4.83m (13'8" x 15'10")

Downlighters to ceiling with PVCu double glazed window and french doors to garden with radiator.

First Floor

Landing

Downlighters to ceiling, loft hatch, doors to rooms.

Bedroom 1 3.30m x 3.61m (10'10" x 11'10")

Two PVCu double glazed windows to rear aspect, radiator, downlighters to ceiling, fitted wardrobes and door to en-suite.

En-suite 2.90m x 1.12m (9'6" x 3'8")

Having a large shower enclosure, wall hung vanity unit with wash hand basin and push flush WC. Chrome central heated towel warmer, shaver point, extractor fan, downlighters to ceiling and PVCu double glazed frosted window.

Bedroom 2 4.11m x 2.44m (13'6" x 8'0")

PVCu double glazed window to front aspect, radiator and downlighters to ceiling.

Bedroom 3 2.69m x 2.29m (8'10" x 7'6")

PVCu double glazed window to front aspect, radiator and downlighters to ceiling.

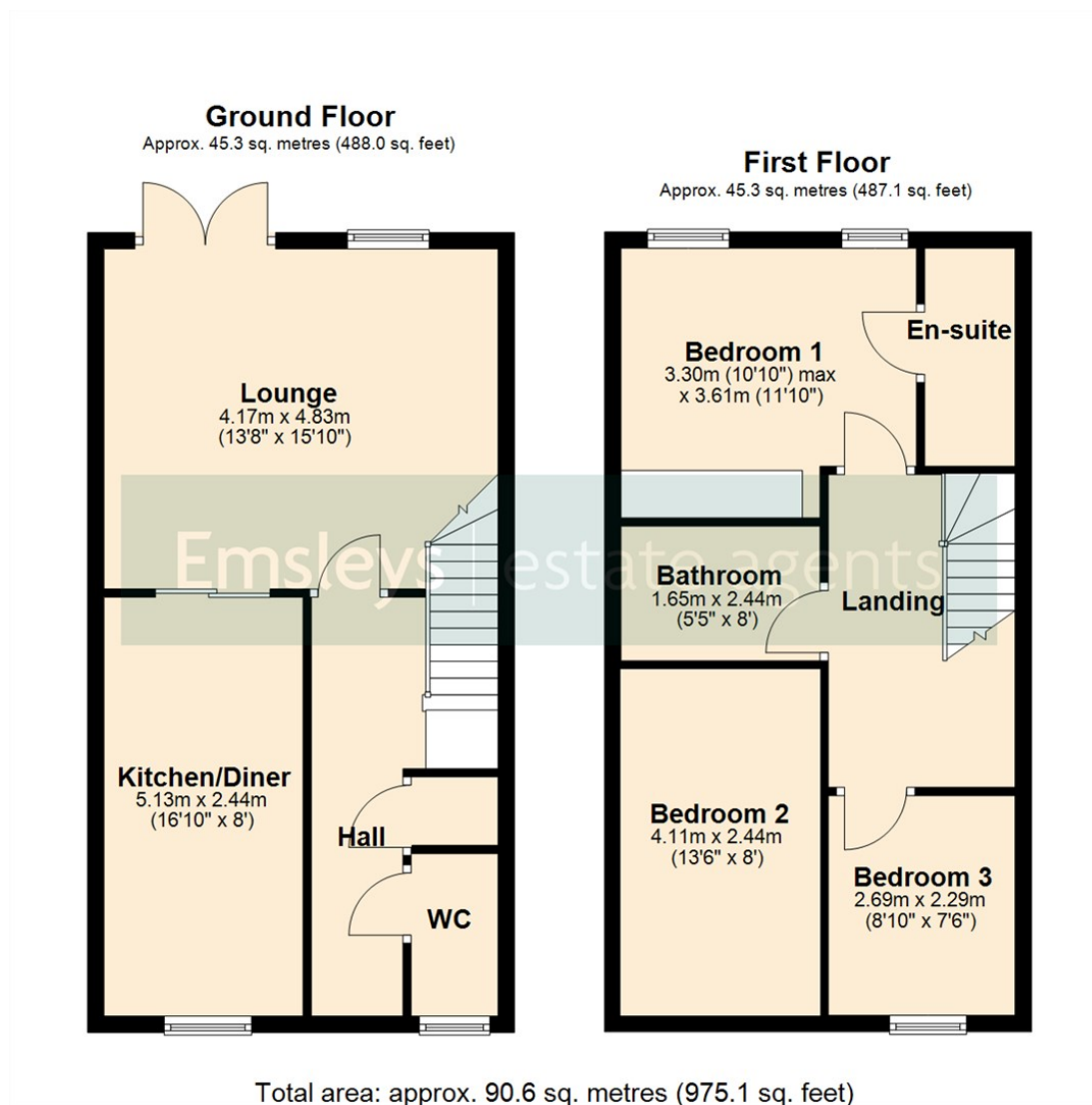
Bathroom 1.65m x 2.44m (5'5" x 8'0")

Having a straight panelled bath with screen and shower mixer over, wall hung vanity unit with wash hand basin and unit housed flush WC. Chrome central heated towel warmer, shaver point, extractor fan, downlighters to ceiling and part tiled with mirror to recess.

Exterior

To the front is a lawn garden with a block paved driveway having space for three cars and access to a single garage. The rear garden is well enclosed and has excellent privacy with flagged patio and lawn.





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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