



Hillcrest | Monk Fryston | LS25 5EX

£350,000

Three bedroom link-detached | Council Tax Band D | EPC Rating E

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TUCKED AWAY LOCATION. BEAUTIFUL GARDEN. EXTENDED FAMILY HOME.

A well appointed extended family home set in a sought-after location renowned for its excellent access to nearby schools and expansive green spaces. This property is presented in good condition throughout, making it the ideal choice for families or professionals seeking comfort and convenience.

The home features two generous reception rooms, providing ample space for both relaxation and entertaining. The open-plan design enhances the sense of light and space, creating an inviting atmosphere perfect for modern living. The well-equipped kitchen is thoughtfully positioned to serve as the heart of the home, seamlessly integrated for everyday ease.

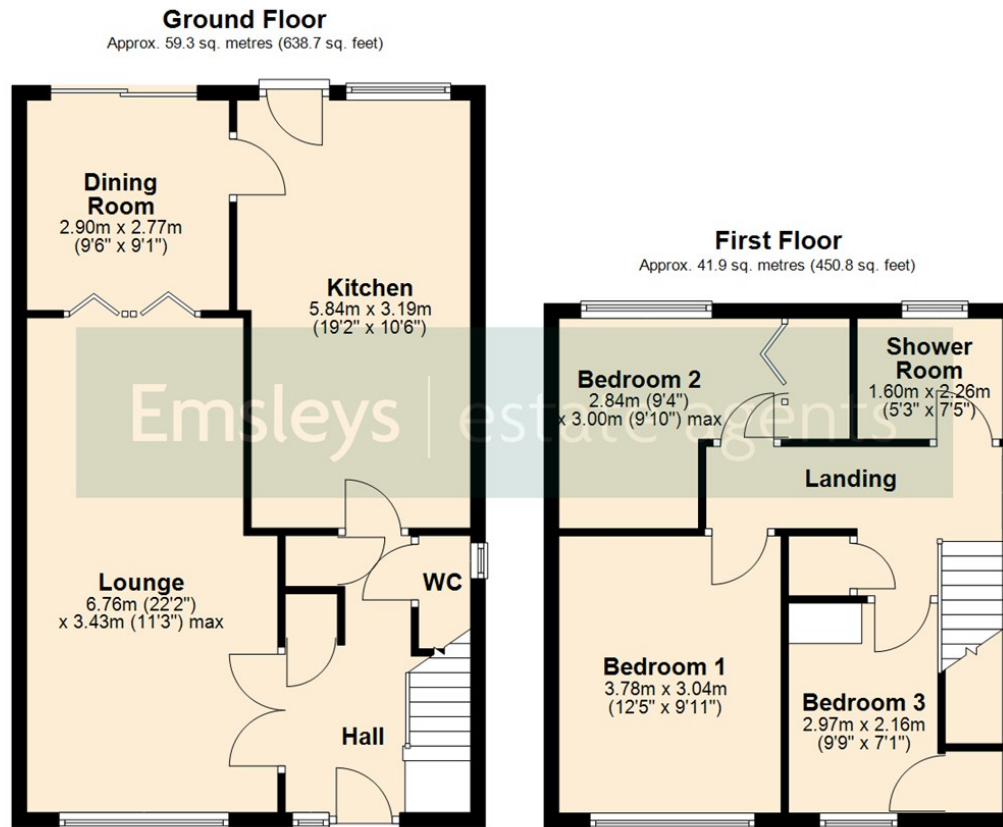
Having PVCu double glazing and efficient gas central heating, the property promises a warm and energy-conscious environment for its residents. There is also a shower room that is tastefully presented.

Stepping outside, the house boasts a private garden—an ideal spot for al fresco dining, children's play, or simply unwinding in peaceful surroundings. Practical considerations have also been addressed with the inclusion of ample parking and a single garage, ensuring secure and convenient storage solutions.

Set within a desirable neighbourhood, this detached home combines serene residential living with immediate access to local amenities, reputable schools, and green recreational spaces. Its versatile layout and thoughtful features make this property an excellent opportunity for those looking to settle in a prime location. Early viewing is highly recommended to fully appreciate all this home has to offer.







Total area: approx. 101.2 sq. metres (1089.5 sq. feet)

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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