



Abbeystone Gardens | Monk Fryston | LS25 5FS

£265,000

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

Emsleys | estate agents

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

Presenting this immaculate three-bedroom terraced house, now available for sale in a highly sought-after location. This impressive property combines contemporary living standards with classic comfort, making it perfect for families or professionals alike.

Step inside to discover a spacious layout, featuring a well-proportioned reception room that offers an inviting space for relaxation and entertaining. The modern kitchen/diner is thoughtfully designed to accommodate your culinary needs, ensuring functionality and style. Two pristine bathrooms provide convenience and privacy, finished to a high standard with modern fixtures.

Each bedroom is generously sized, providing ample accommodation and flexibility for a variety of living arrangements. The house benefits from gas central heating and PVCU double glazing, ensuring year-round warmth and energy efficiency. The pristine condition throughout means the property is ready for immediate occupation, with no refurbishment required.

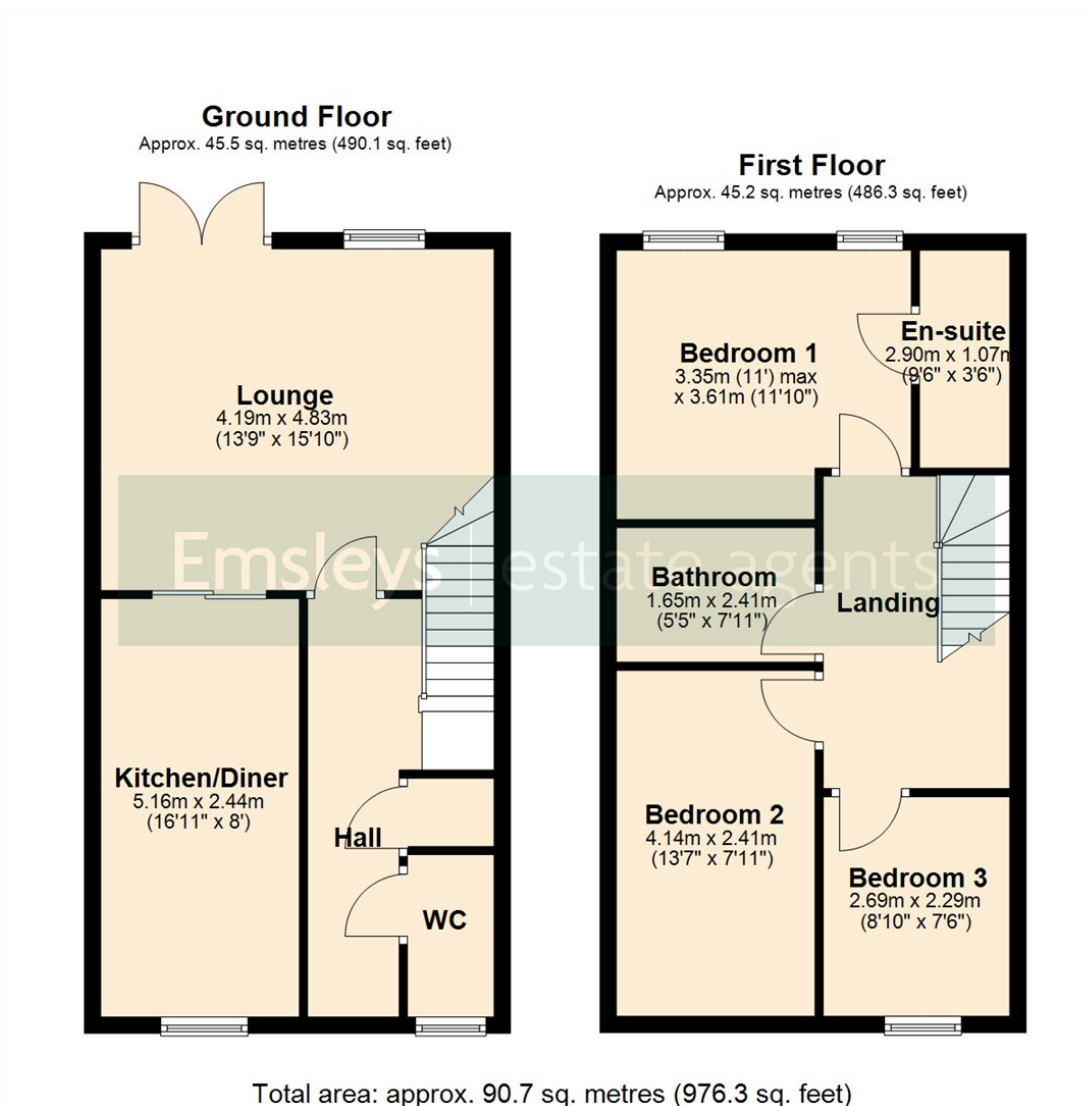
Externally, this desirable home boasts its own private garden—offering the perfect spot for alfresco dining, gardening, or simply unwinding at the weekend. The added advantage of private parking offers ease and security for residents and visitors alike.

Situated close to excellent public transport links, commuting is made easy, while nearby green spaces provide welcoming areas for outdoor activities and relaxation. This terraced house presents a rare opportunity to acquire a property in one of the area's most sought-after neighbourhoods.

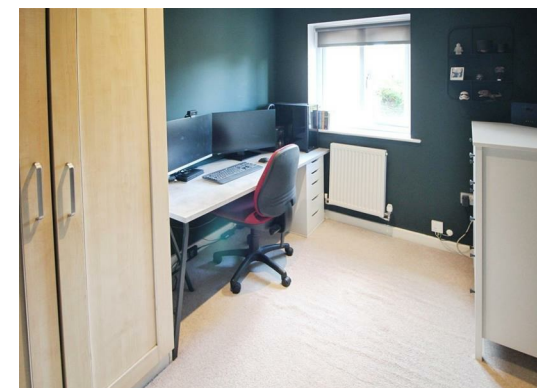
Early viewing is highly recommended to avoid disappointment and appreciate all that this property has to offer. Contact our office today to arrange your personal tour.







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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents