



Malvern Mews | Monk Fryston | LS25 5DX

£285,000

Three bedroom cottage | Council Tax Band D | EPC Rating D

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*****STUNNING PERIOD HOME. MODERN UPDATED KITCHEN & BATHROOM. DOUBLE GARAGE.*****

A charming two/three bedroom cottage which enjoys a tranquil setting close to the heart of the sought after village of Monk Fryston, revealing characterful accommodation with exposed beams and also boasting excellent garden areas. Enjoying a convenient and private setting close to excellent local amenities and road links for the busy commuter.

This Grade II listed property originates from the mid 18th Century, with the street scene then comprising five cottages which in the mid 1980's were remodeled into three individual cottages.

Having gas central heating, secondary double glazing and exposed feature beams the cleverly designed layout features on the ground floor an impressive "L" shaped sitting/dining room with a raised fireplace and also a well-appointed updated fitted kitchen with an range of worksurfaces along with some integrated appliances and a useful walk in pantry.

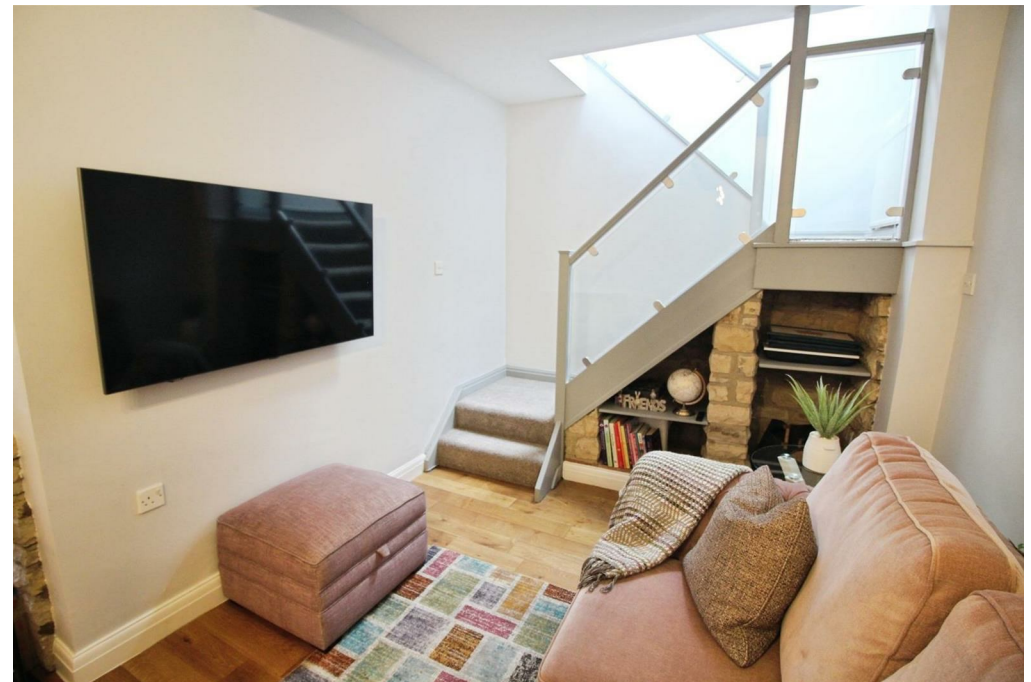
A stylish staircase leads from the sitting room to the first floor and a master bedroom with access to a dressing room/study, which has a door from the landing and could easily be reverted back to private bedroom or home office space if required.

A second bedroom also has built in wardrobe and finally there is a modern recently updated house bathroom with a four piece suite.

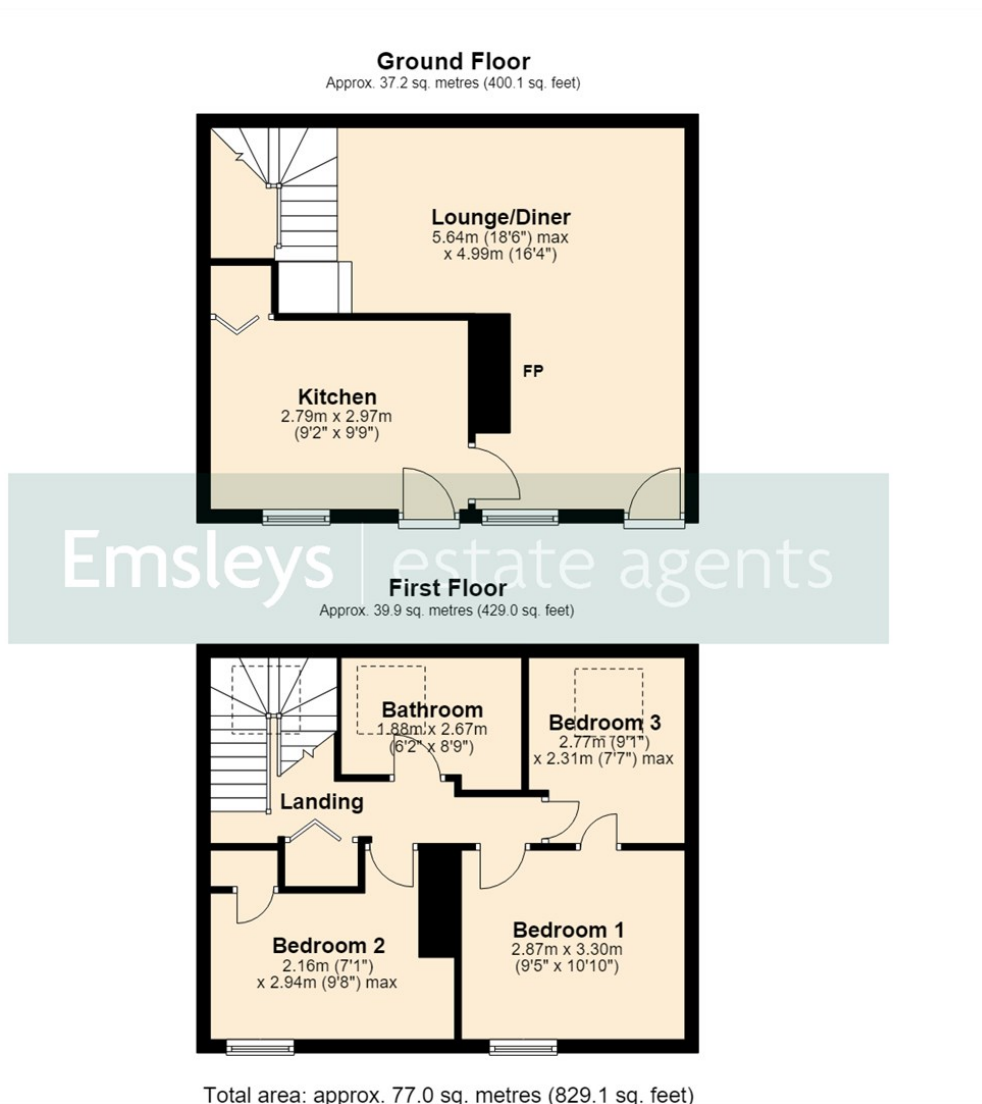
Enclosed lawned front gardens are screened by mature hedgerows and have gated access to a communal drive shared and used only by the residents of Malvern Mews and this leads to a nearby double garage in a block of three having up and over door, water tap and electric power.

Finally, beyond the garages there is a large second privately owned secret garden with garden store, a perfect place for recreation or horticulture!

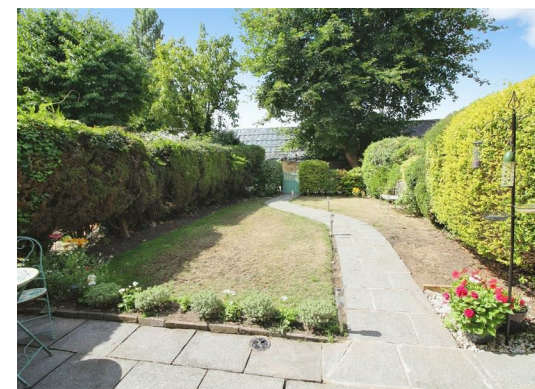
Monk Fryston boasts a strong community spirit along with a well established village store/post office and a highly regarded primary school. The A63 and nearby motorway networks enable easy access to major commercial centres.







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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