



## CARGAN LODGE YORK ROAD

LEEDS, LS25 5JF

£775,000  
FREEHOLD

This exceptional detached barn conversion boasts over 2,900 square feet of beautifully designed living space, finished to an exceptionally high standard throughout.

MONROE

SELLERS OF THE FINEST HOMES



# CARGAN LODGE YORK ROAD

- Detached Property • Well Presented • Full Of Character • Four Bedrooms • 2946 Sqft • Log Burner • Exposed Brick Work • Private Gardens



Cargan Lodge is a beautifully detached family home that has been lovingly maintained over the years. With high-end interiors, this property is presented in immaculate condition throughout. Covering an impressive 2,946 square feet, it showcases gorgeous exposed brickwork and exudes a bright, airy, and spacious atmosphere.

As you enter the ground floor, you are welcomed by a bright and airy entrance hallway that provides access to four distinct reception areas: a formal living room, a dining room, a snug, and an open-plan dining kitchen adorned with beautiful wooden floors.

The kitchen and dining area is a standout feature, showcasing a bespoke wooden kitchen equipped with modern appliances, a tiled floor, and convenient access to the utility room and guest WC.

Venturing upstairs, you'll find a bright and inviting atmosphere with four bedrooms. The principal bedroom boasts a dressing area complete with built-in wardrobes and a contemporary en-suite shower room. Additionally, there are three more bedrooms, one of which has its own en-suite, along with a family bathroom.

Above the garage, there's a spacious study with separate access, making it an ideal retreat for older children or parents. The property also includes a detached single garage.

Outside, you'll be greeted by a generous gravel driveway leading to both a double garage and another single garage. The stunning grounds feature lush lawns and patios, perfect for entertaining and enjoying the outdoors. If you're looking for a move-in-ready home that offers privacy, don't hesitate to call Monroe.

## ENVIRONS

Monk Fryston is a quaint village located in North Yorkshire, England, within the LS25 postcode area. Nestled between the larger towns of Leeds and Selby, it offers a peaceful rural setting with a rich history. The village is home to several charming stone-built cottages, a local church, and a few small businesses, giving it a tight-knit community feel. Despite its small size, Monk Fryston is well-connected to nearby towns, making it an attractive place for those who want the tranquillity of village life while being close to urban amenities. The surrounding countryside is perfect for walking and enjoying nature, with a blend of green fields, woods, and farmland.

## REASONS TO BUY

- Detached Stunning Property
- Beautifully Presented
- Superb Amenities Close By

- Four Spacious Bedrooms
- Double Garage
- Beautifully Landscaped Garden & Private
- Fantastic Walks On Your Doorstep

#### SERVICES

We are advised that the property has mains water and oil.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

## CARGAN LODGE YORK ROAD





	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>66</p>	<p>78</p>

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Show Home.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

MONROE

SELLERS OF THE FINEST HOMES