



8 THE MEADOWS

LS25 5PJ

£575,000
FREEHOLD

This charming four-bedroom detached home is located in a quiet cul-de-sac in the picturesque village of Monk Fryston.

MONROE

SELLERS OF THE FINEST HOMES

8 THE MEADOWS

- Detached Home • Three/Four Double Bedrooms • Two Bathrooms • 2119 Sqft • Cul De Sac • Log Burner • Rural Setting • Double Garage • Spacious Driveway



The Meadows is an exceptional detached family home that is in immaculate condition throughout. Spanning an impressive 2,119 square feet, this property offers a bright, airy, and spacious atmosphere. Located in a tranquil cul-de-sac in the picturesque village of Monk Fryston, this outstanding 3-bedroom home includes a study, providing the perfect space for work or relaxation. The expansive floor plan features three elegant reception rooms that flow seamlessly together, making it an ideal choice for a large family. With excellent schools nearby and easy commuting access to Leeds, Selby, and York, Monk Fryston is a highly desirable village haven.

As you enter, you will find a ground floor hallway that provides access to four distinct reception areas: a formal living room, a dining room that opens into a conservatory, a guest WC, and an open-plan dining kitchen.

The kitchen and dining area is a standout feature, showcasing a bespoke fitted kitchen equipped with modern appliances and a kitchen island with seating. French doors lead to the garden.

Venturing upstairs, you'll discover a bright and inviting atmosphere with three double bedrooms. The principal bedroom features a dressing area and a contemporary En-Suite shower room. Additionally, there are two more bedrooms, a family bathroom, and a study or could be

used as a further bedroom.

Outside, you'll be greeted by a generous driveway leading to a double garage. The stunning grounds include a front lawned garden, while the rear features a lawned area and a spacious decking area, 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
- Three/Four Spacious Bedrooms
- Double Garage
- Beautifully Landscaped Garden & Private
- Fantastic Walks On Your Doorstep

SERVICES

We are advised that the property has mains water, gas and electric.

LOCAL AUTHORITY

North Yorkshire Council

TENURE

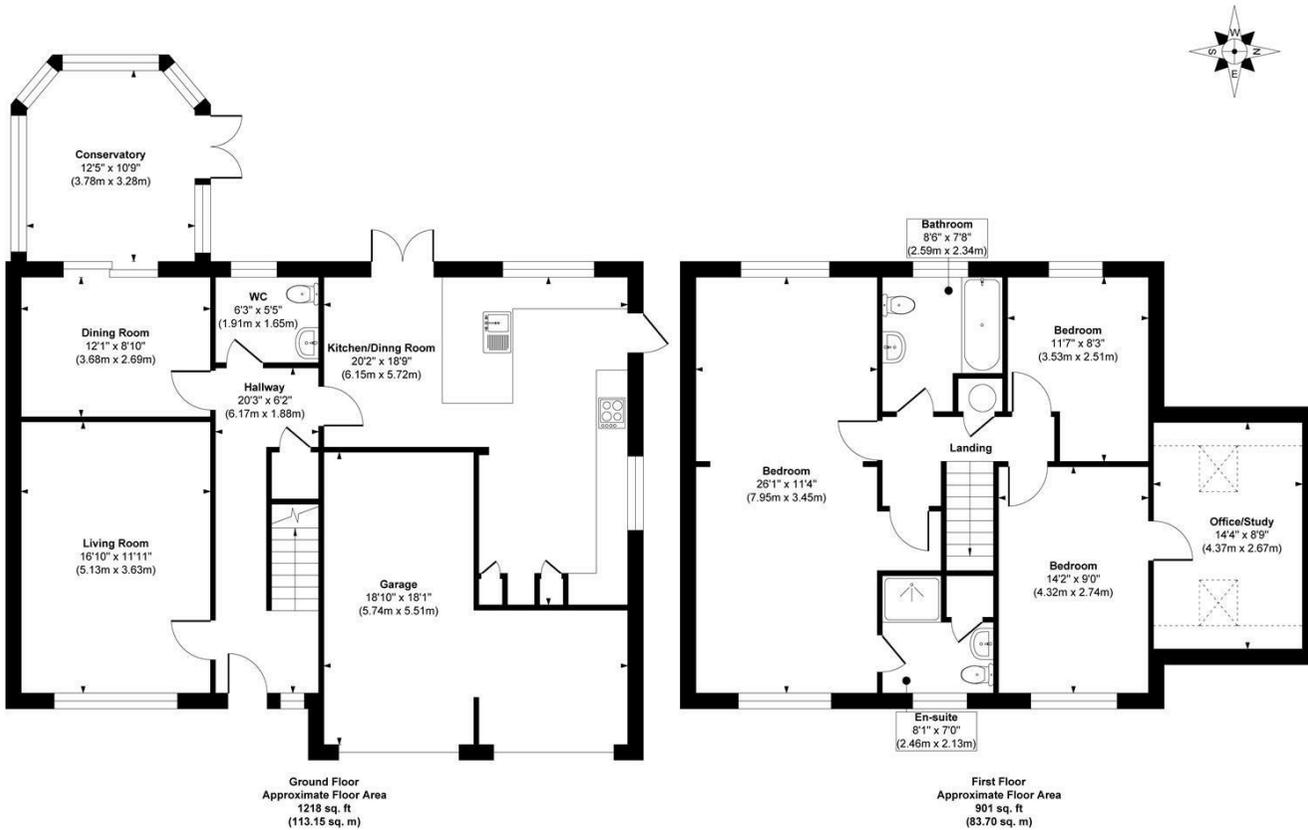
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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