



TENURE
Freehold.

COUNCIL TAX
Band F (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

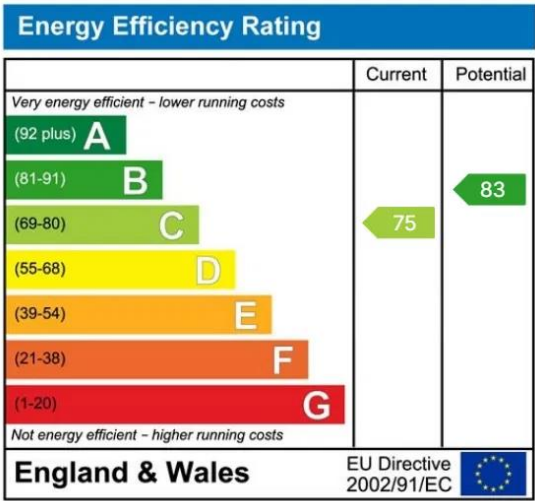
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared March 2025



Monk Fryston ~ 24 Chestnut Green, LS25 5PN

A skilfully extended and tastefully decorated five bedroom detached family home enjoying a choice position upon this quiet cul-de-sac location with westerly facing aspect over neighbouring fields.

- Five bedroom detached house
- Three bathrooms, two with en-suite facility
- Through living room into dining room
- Modern fitted kitchen with integrated appliances
- Extended family sitting room with multifuel stove
- Detached double garage with first floor storage
- Driveway parking for multiple vehicles
- Landscaped garden with raised decking area
- Abutting a charming pony paddock and countryside beyond

£550,000 PRICE REGION

3 5 3

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

To the ground floor; Greeted with a welcoming entrance porch, leading into the entrance hallway with guest wc and open staircase to the first floor. The hallway also provides access to a spacious living room featuring a large double glazed picture window to the front and a striking fireplace with a polished stone mantle, surround, and a living flame gas fire. An open archway leads into the dining room, where French-style double doors open onto the rear garden.

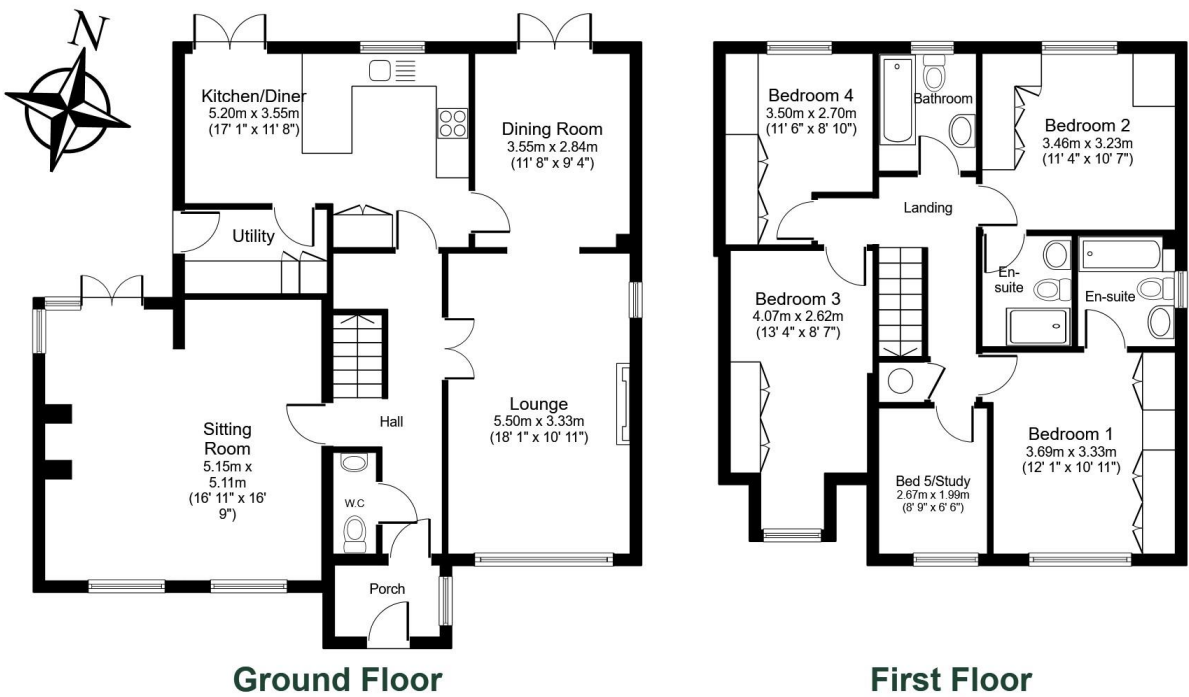
The modern kitchen diner is equipped with granite work surfaces and integrated appliances including fridge, freezer, undercounter dishwasher, electric double oven, gas hob and extractor hood above. French-style patio doors open out to the rear garden. A separate utility room continues the kitchen's aesthetic with matching wall and base units, granite work surfaces, and plumbing for a washing machine and tumble dryer. The utility room houses a wall-mounted Ideal Logic gas-fired boiler.

An extended family sitting room is a real highlight, featuring double glazed windows to front and rear with French-style patio doors providing access to the garden. A feature fireplace with multifuel burning stove rests upon stone hearth, brick surround, and rustic timber mantle creating a cozy inviting atmosphere. Laminate flooring flows from the entrance hallway throughout the living, dining, and sitting rooms.

To the first floor; A gallery landing provides loft access and a useful airing cupboard housing the pressurised hot water cylinder. Bedroom one is a spacious double room with fitted wardrobes along one wall and a modern en-suite bathroom.

The second guest bedroom is also a good-sized double with fitted wardrobes and desk along with ensuite shower room. Double glazed window to the rear affords an elevated view over the adjoining countryside. Bedrooms three and four are both well-presented and feature bespoke fitted wardrobes. Bedroom five is currently being used as a home office.

The family bathroom features a modern three-piece suite including a low flush wc, floating wash basin and a large panel bath with shower fitting and screen above. Tiled walls and flooring, along with a mirror-fronted medicine cabinet add to the bathroom's contemporary feel.



NOT TO SCALE For layout guidance only
Total floor area 160 sq.m. (1,722 sq.ft.) Approx

