

**2 Old Vicarage Court, Monk Fryston, LS25 5EA**

**Guide price £600,000**

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PRIME RESIDENTIAL









# 2 Old Vicarage Court

## QUINTESSENTIAL FAMILY LIVING IN THIS EXCLUSIVE BESPOKE PLOT OFFERING FANTASTIC SPACE AND EXCEPTIONAL QUALITY

STAMP DUTY PAID on this stunning brand new home of significant size and quality in a delightful position close to open countryside in this popular and well-served village. Monk Fryston is ideally placed for easy access to York, Leeds and the A1.

Accommodation comprises:-

Entrance hall, sitting room, dining room, kitchen family room, utility,
Primary bedroom suite with dressing room and en suite, 4 further double bedrooms, family bathroom.

Gardens to front and rear, large timber shed, private driveway with parking for 2 cars.

# DESCRIPTION

NEWLY COMPLETED AND READY TO MOVE IN. This stunning family home is one of just 3 newly built properties by well-regarded Thomas Pilcher Homes. The properties are ideally placed in the old part of the village away from busy roads, close to the local school, community centre and open countryside.

Of unique design, this 5 bedroom home enjoys a super position at the head of a no-through road in this small development of individual homes.

The ground floor features high quality limestone flooring, tasteful wall panelling and impressive cornicing. The superb kitchen family room occupies the entire rear of the house, and is a very generous space, ideal for entertaining with a sociable island unit and bi-fold doors leading into the garden. To the front, an impressive entrance hall with stylish panelling, gives access via double doors to the sitting room on one side, with a further hosting space which could be used for a variety of purposes including dining/playroom/office.

The first floor is designed with families in mind, giving 3 generous double bedrooms and a contemporary family bathroom with freestanding bath and walk-in shower,. The impressive primary suite occupies one side of the house with a bespoke fitted dressing room and large ensuite with double ended walk in shower. Further accommodation can be found to the second floor with two large rooms both enjoying generous ceiling heights and great space.

Externally, the property stands behind estate railings with a landscaped front garden. To the rear is a generous lawned garden with paved terrace seating area which can be accessed from the kitchen. There is a large timber shed useful for a variety of purposes and providing excellent storage. To the side of the property is a large driveway which easily fits two cars with access to the property from the front, back or side.

Crafted with care, the properties are smart in both senses of the word, with high level finishes, and impressive eco-credentials, including solar panels with fitted batteries for extra energy capture/storage. All flooring is included making these homes truly turnkey ready and they come with the added peace of mind of a 10 year Premier Warranty.

Monk Fryston is a picturesque Yorkshire village rich in history with excellent local amenities including a shop, pub, school and an active community centre. Countryside walks are on your doorstep and access to York, Leeds and the A1 couldn't be easier.

- **STAMP DUTY INCENTIVE on this brand new 5 bedroom house by Thomas Pilcher Homes**
- **Select development of just 3 individually designed properties each with a 10 year Premier Guarantee**
- **Generous family kitchen with limestone flooring and bi-fold doors**
- **Beautifully appointed with solid oak doors, decorative panelling and coving**
- **Stylish bathrooms with contemporary fittings and tiles**
- **Impressive primary bedroom suite with fitted dressing room and large ensuite**
- **Impressive eco-credentials including solar panels with battery - EPC rating A**
- **Turnkey finish to include all flooring**
- **Quiet position close to open countryside**
- **Delightful village with excellent amenities and a popular primary school**

## Freehold

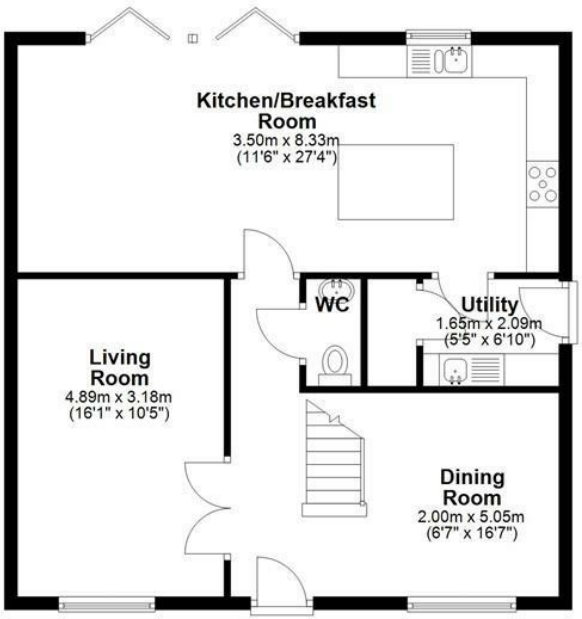






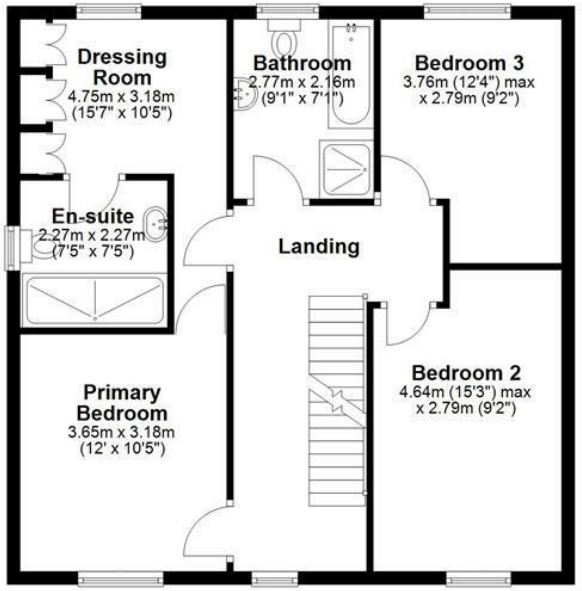
## Ground Floor

Approx. 71.1 sq. metres (765.2 sq. feet)



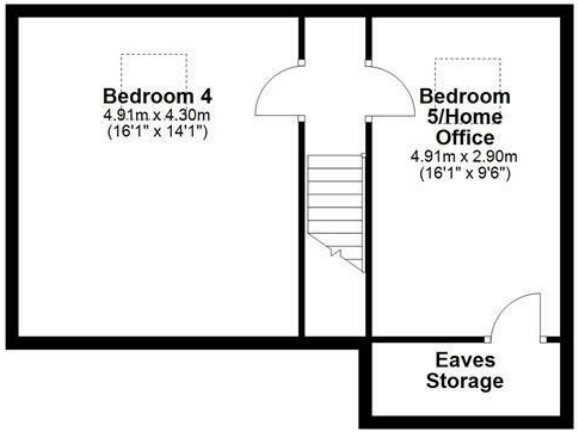

## First Floor

Approx. 70.8 sq. metres (762.0 sq. feet)

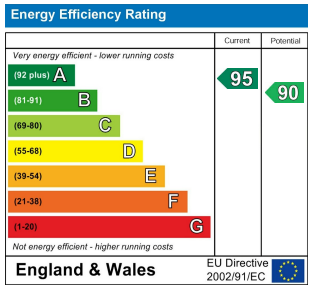



## Second Floor

Approx. 44.4 sq. metres (478.3 sq. feet)




Total area: approx. 186.3 sq. metres (2005.6 sq. feet)




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