



## Waterside, Fairburn, Knottingley £160,000

An excellent opportunity to acquire this first floor apartment offering approximately 954 Sq Ft of internal accommodation with fantastic views over Fairburn Ings.





The apartment building is entered via a communal door with keypad/remote keyless entry system.

The apartment itself is situated on the first floor and welcomes you into a hallway which has a useful storage cupboard and electric heater.

The modern bathroom comprises a white three piece suite and is tiled on all walls and flooring. The bath has a chrome shower attachment and shower screen and there is a chrome heated towel rail.



The open plan kitchen living area has double glazed windows to two aspects providing spectacular views over Fairburn Ings. The kitchen area has a range of grey base and wall units with a stainless steel sink and drainer set into a laminate work surface. Integrated appliances include an electric oven, ceramic hob with extractor hood and fridge freezer. There is also plumbing in place for a washing machine.

The apartment has two double bedrooms, both having a double glazed window and electric heater. Bedroom one also has the benefit of an en-suite comprising a shower cubicle, toilet, sink and heated towel rail.



The apartment also benefits from an office, perfect for those that work from home.

Externally, the property has one allocated parking space and communal gardens.

The property can be found in the desirable village of Fairburn situated approximately 10 miles from Leeds, benefiting from its proximity to the A1 (M) and M62 Motorways.



This property is offered for sale with no onward chain and would be perfect for first time buyers, investors or those looking to downsize.

Tenure: Leasehold

Service charges: £1,100 Per annum

Ground Rent: £150 Per annum

The above are payable to Waterside Property Management Company Limited

Length of Leasehold: 125 years from 1st January 2006

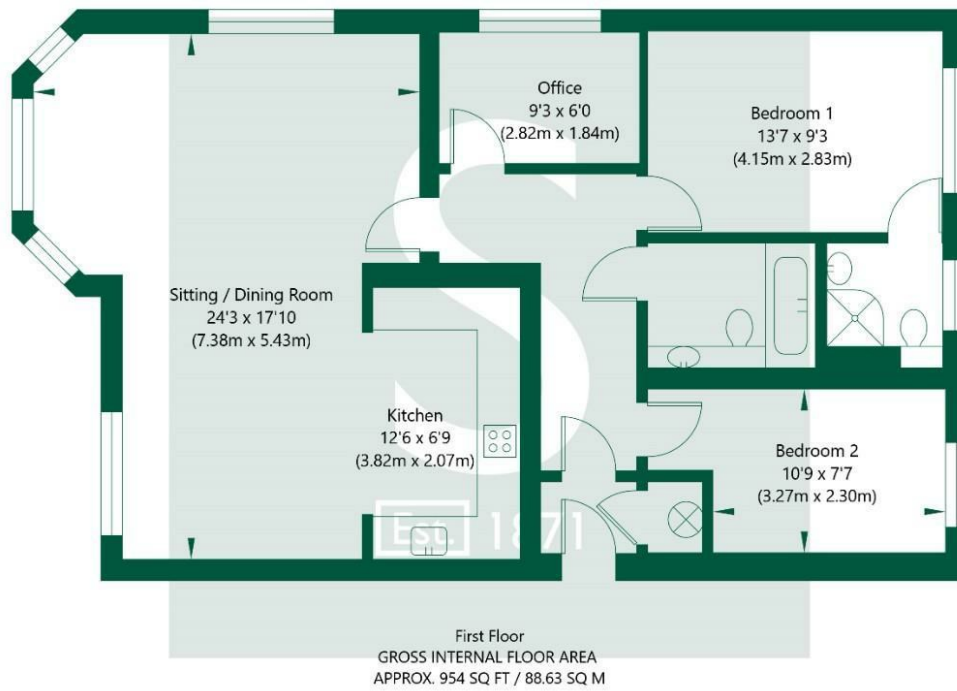
Remaining years on Leasehold: 104 years remaining



Services/Utilities: Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76\* Mbps download speed

# Waterside, Fairburn, WF11 9GY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 954 SQ FT / 88.63 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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Knaresborough	01423 867700
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## Partners

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R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
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R L Cordingley BSc FRICS FAAV  
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## Associates

N Lawrence

