Park Row

The proactive estate agent

Cliff Hill Terrace, Fairburn, Knottingley, WF11 9JL

Offers In Excess Of £160,000

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** MID-TERRACE HOME ** TWO BEDROOMS ** ENCLOSED REAR GARDEN ** CELLAR ** NO ONWARD CHAIN ** CLOSE TO RSPB FAIRBURN INGS ** PERFECT FOR FIRST TIME BUYERS ** GREAT FOR INVESTORS **

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!

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INTRODUCTION

Nestled in the charming area of Cliff Hill Terrace, Fairburn, Knottingley, this beautifully presented two-bedroom terraced home is an ideal choice for first-time buyers seeking comfort and convenience. The property boasts a well-designed layout, featuring a welcoming reception room that provides a perfect space for relaxation and entertaining guests.

The two bedrooms are generously sized, offering ample room for personalisation and comfort. The home also includes a modern bathroom, ensuring that all essential amenities are readily available. One of the standout features of this property is the lower ground floor, which adds an extra dimension to the living space, perfect for a variety of uses.

The location itself is delightful, offering a peaceful residential atmosphere while remaining well-connected to local amenities and transport links.

This terraced home is not only beautifully presented throughout but also represents a fantastic opportunity for those looking to step onto the property ladder. With its appealing features and prime location, this home is sure to attract interest. Do not miss the chance to make this lovely property your own.

GROUND FLOOR ACCOMODATION

ENTRANCE/TERRACE

13'2" x 6'6" (4.02 x 2.00)

Enter through a red uPVC door that leads into;

LOUNGE

13'1" x 13'1" (4.01 x 3.99)

A double glazed window to the front elevation, a brick built fireplace with a log burning stove within, a central heating radiator and a door which leads into;

HALLWAY

3'2" x 2'10" (0.99 x 0.87)

Stairs which lead up to the first floor accommodation and a door which leads into;

KITCHEN/DINING ROOM

14'2" x 13'0" (4.32 x 3.98)

A double glazed window to the rear elevation, wooden wall and base units, a stainless steel drainer sink with chrome taps over, an built in oven, a four ring hob with a built in extractor fan over, tiled splash back, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, space for a dining table, a central heating radiator, a wooden door with a window within which leads into the rear garden and an internal door which leads into;

LOWER GROUND FLOOR

CELLAR

13'1" x 13'0" (4.00 x 3.97)

A double glazed window to the front elevation and it is a fantastic space for storage and could be used as a home office etc.

FIRST FLOOR ACCOMODATION

LANDING

2'11" x 2'10" (0.89 x 0.87)

Internal doors which lead into;

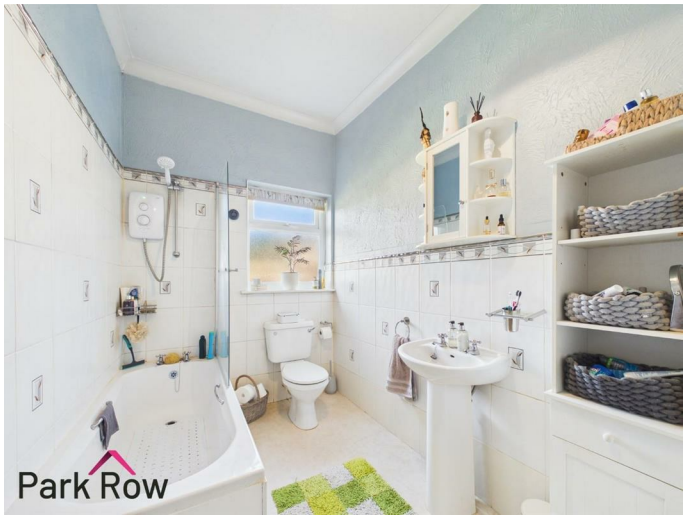
BEDROOM ONE
13'3" x 13'3" (4.06 x 4.04)

A double glazed window to the front elevation, a central heating radiator and a door which leads into a storage cupboard.

BEDROOM TWO
14'3" x 6'8" (4.36 x 2.05)

A double glazed window to the rear elevation and a central heating radiator

BATHROOM
11'3" x 6'2" (3.44 x 1.88)



An obscure double glazed window to the rear elevation and a white suite comprising of; a close coupled WC, a pedestal hand basin with chrome taps over, a panelled bath with a mains shower over and a glass screen, a door which leads into a storage cupboard, a central heating radiator and is fully tiled floor to ceiling.

EXTERIOR

FRONT

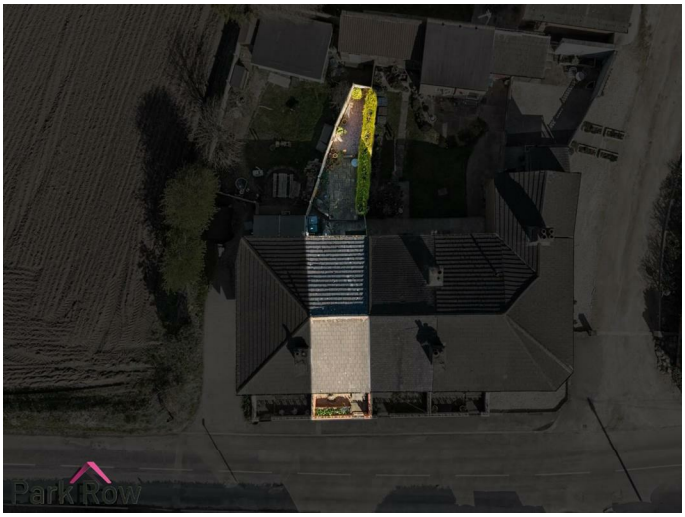
To the front of the property there is a brick built dwarf wall with metal railings above, brick built planters filled with flowers, steps up leading to the entrance door and the rest is mainly paved.

REAR

Accessed via the door in the kitchen/dining room or through the gate an the rear garden via the neighbours garden where you will step out onto; a paved area with space for seating, borders filled with mature shrubs, perimeter hedging to the right hand side, perimeter wooden fencing to the other sides and the rest is mainly decorative stones.

VIEWS

AERIAL PHOTO



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

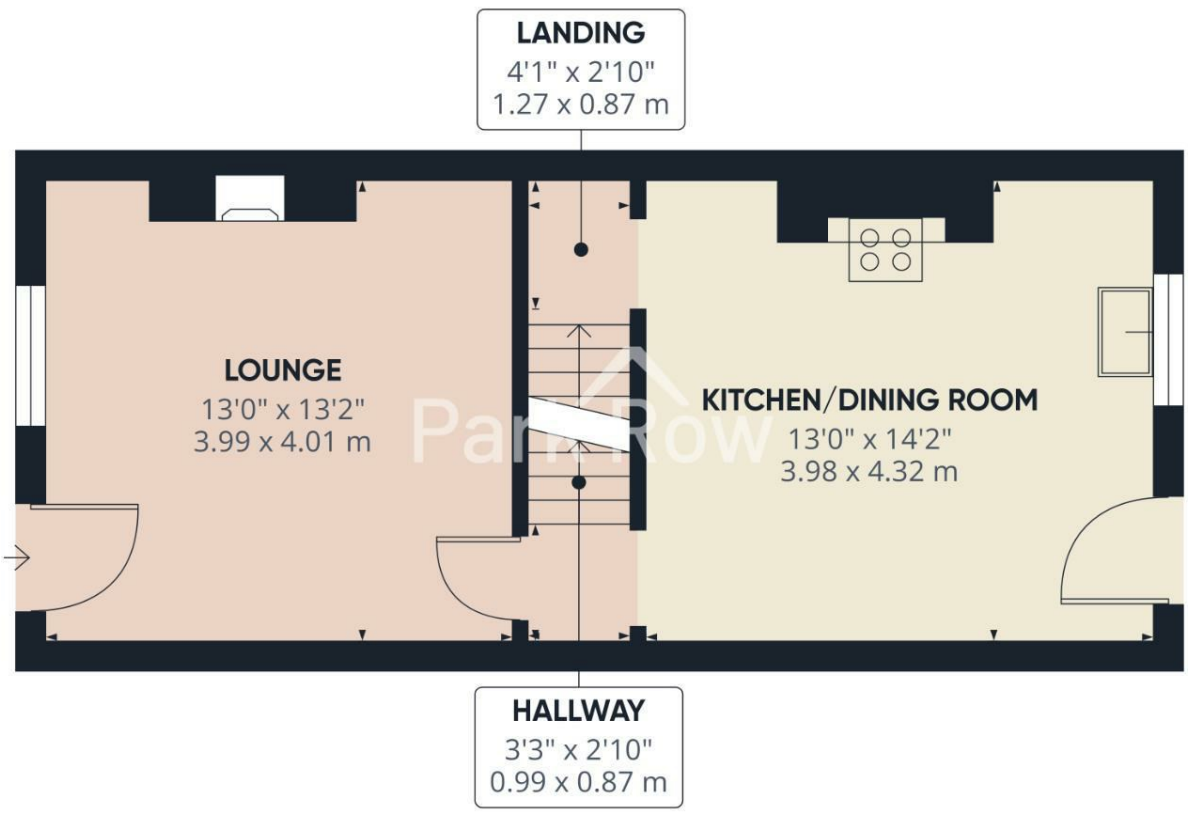
TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Floor 0

Park Row

Approximate total area(1)

376 ft²

34.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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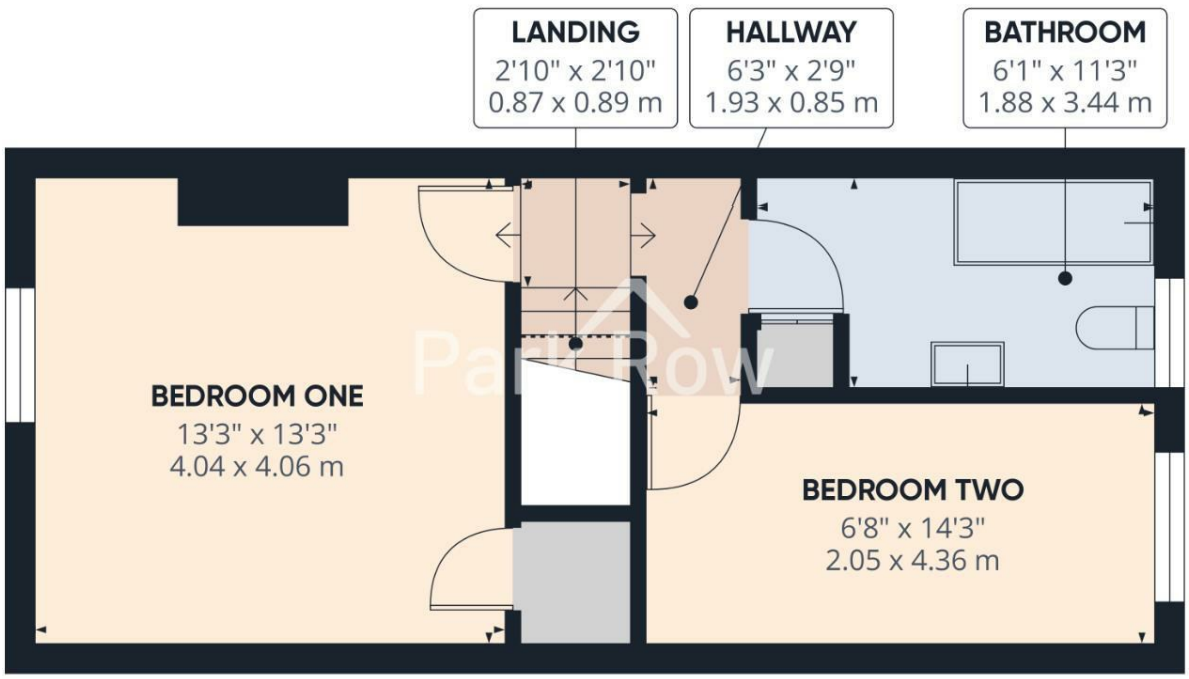

W
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E

Floor 1

Park Row

Approximate total area(1)

371 ft²

34.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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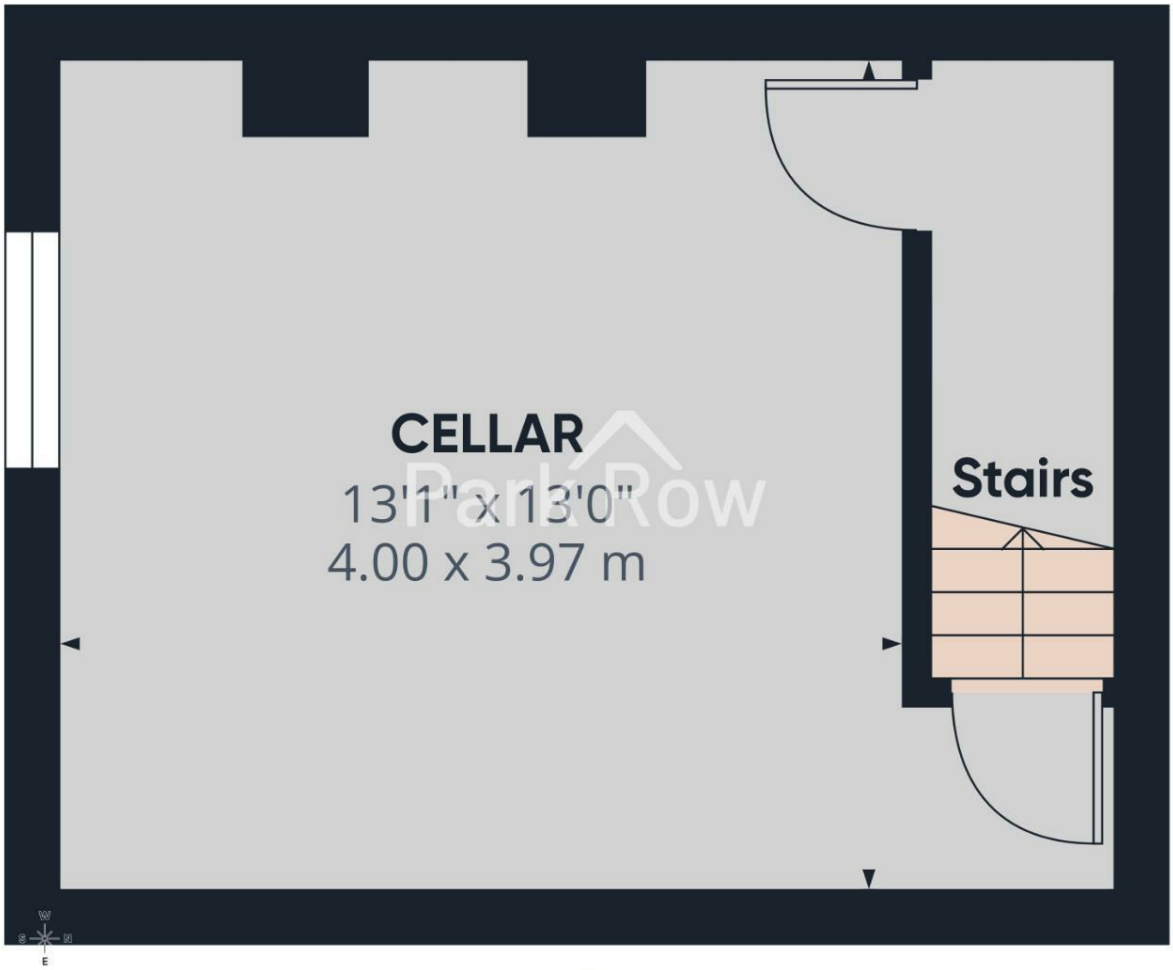

Floor -1

Park Row

Approximate total area(1)

207 ft²

19.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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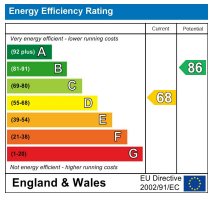

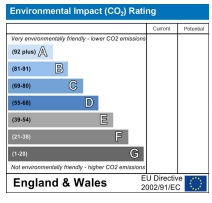

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