



## Old Garth Croft, Fairburn, Knottingley, WF11 9HD

**Offers In Excess Of £300,000**



**\*\*LINK-DETACHED\*\*THREE BEDROOMS\*\*OFF STREET PARKING\*\*GARAGE\*\*ESTABLISHED ENCLOSED REAR GARDEN\*\*EN-SUITE\*\*CONSERVATORY\*\*LOCATED CLOSE TO RSPB FAIRBURN INGS\*\*LOVELY FAMILY HOME\*\*SOLAR PANELS\*\***

**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!**



## INTRODUCTION

Nestled in the charming area of Old Garth Croft, Fairburn, Knottingley, this delightful link-detached house offers a perfect blend of comfort and style, making it an ideal family home. With three well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property caters to the needs of modern family living.

The heart of the home is undoubtedly the stunning open-plan kitchen and dining room, which provides a warm and inviting space for family gatherings and entertaining guests. The lounge, featuring a gorgeous brick-built fireplace, adds a touch of character and warmth, perfect for cosy evenings in.

Step outside to discover an enclosed, established rear garden that is a true oasis. With various patio areas and a beautifully crafted wooden pergola equipped with electrics, this outdoor space is perfect for summer barbecues or simply enjoying a quiet moment in nature. The property also benefits from a conservatory, which boasts double doors leading directly to the garden, allowing for a seamless transition between indoor and outdoor living.

For those with vehicles, there is convenient off-street parking for two cars, along with a garage for additional storage or parking needs. The location is particularly appealing, being just a stone's throw away from the RSPB Fairburn Ings, making it a wonderful spot for nature lovers and families alike.

In summary, this link-detached home in Fairburn is a fantastic opportunity for anyone seeking a spacious and well-appointed property in a tranquil setting. With its thoughtful design and excellent outdoor space, it is sure to impress.

## ENTRANCE

Enter through a uPVC door with a double glazed obscure window within which leads into;

## ENTRANCE HALLWAY

12'5" x 5'6" (3.81 x 1.69)



Stairs which lead up to the first floor accommodation, a cupboard door which leads into under-stairs storage, a central heating radiator and internal doors which lead into;

## LOUNGE

14'1" x 11'9" (4.30 x 3.60)



A double glazed window to the front elevation, a log burning stove set within a brick built fireplace with a wooden beam surround and a stone hearth, a central heating radiator and an open doorway which leads into;

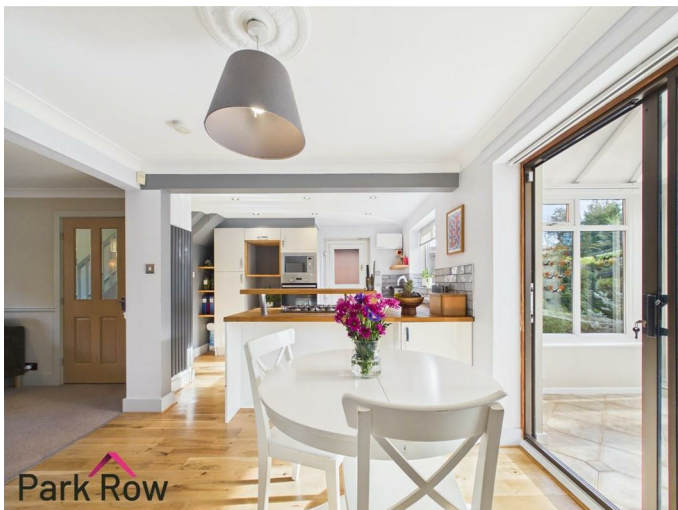


wall and base units surrounding the kitchen area, oak worktops, one and a half drainer ceramic sink with chrome taps over, space and plumbing for a washing machine, tiled splashback, integral dishwasher, built in oven, built in microwave, space for a freestanding fridge/freezer, the worktop extends to create a breakfast bar with space for seating, a four ring gas hob built within the worktop, a grey vertical radiator, a central heating radiator and double glazed sliding doors which lead into;



## KITCHEN/DINING ROOM

17'10" x 9'9" (5.45 x 2.99)



A double glazed window to the rear elevation, white gloss



a poly-carbonate pitched roof, tiled flooring and double glazed double doors which lead out to;

## FIRST FLOOR ACCOMMODATION

### LANDING

10'7" x 2'9" (3.24 x 0.86)



A double glazed window to the side elevation, loft access, a door which leads into a storage cupboard and further internal doors which lead into;

### BEDROOM ONE

10'7" x 9'0" (3.23 x 2.76)



### CONSERVATORY

10'7" x 8'3" (3.23 x 2.53)



A dwarf wall with double glazed windows above surrounding,



A double glazed window to the rear elevation, double integral doors which lead into storage space, an internal door which leads into further storage space, a central heating radiator and a further internal door which leads into;

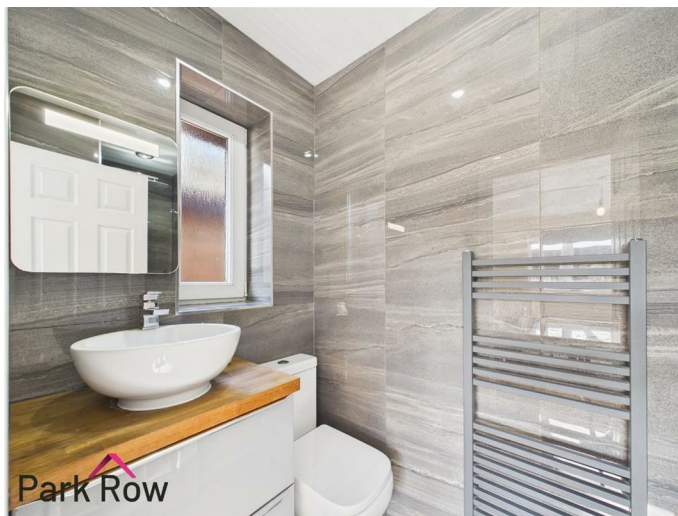


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### EN-SUITE

7'4" x 3'9" (2.26 x 1.16)



An obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a hand basin set on top of a grey gloss unit with space for storage, a walk in mains shower with a glass shower screen, grey heated towel radiator and is fully tiled floor to ceiling.



### BEDROOM TWO

11'5" x 9'7" (3.50 x 2.94)



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

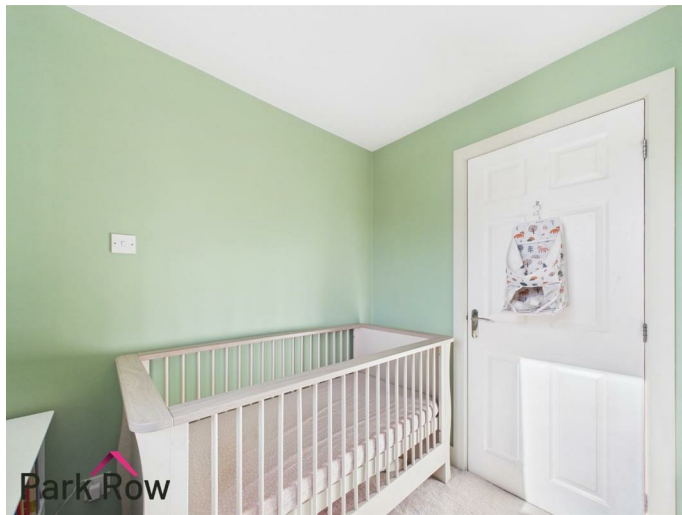


### BEDROOM THREE

8'9" x 7'4" (2.67 x 2.24)



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



### BATHROOM

6'2" x 6'1" (1.89 x 1.87)



An obscure double glazed window to the front elevation and includes a white suite comprising of; a close coupled w/c, a hand basin with chrome taps over set within a white gloss unit with space for storage, a p-shaped panel bath with a mains shower over and a glass shower screen, fully tiled around the bath, half tiled to the remaining walls and a chrome heated towel rail.

### EXTERIOR

#### FRONT



To the front of the property there is a tarmac shared driveway which leads to the properties driveway with space for parking, access into the garage, a paved pathway which leads to the entrance door, a pathway which leads to the rear garden, borders filled with mature bushes and trees and the rest is mainly lawn.



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**REAR**



Accessed via the door in the kitchen, the pathway at the front of the property, the door in the garage or through the double doors in the conservatory where you will step out onto; a wooden decked patio area with space for seating, a wooden built pergola with a flat roof and electrics covering the decking area, a paved patio area in front of the rear garage door with space for log storage, a decorative stone pathway which leads to a further paved area with more space for outdoor seating, borders surrounding filled with various mature trees and bushes, space for an outdoor storage shed, a stone wall to the rear elevation, perimeter wooden fencing to each side and the rest is mainly lawn.





### **GARAGE**

Accessed via a white up and over door from the driveway and includes; power, lighting, space for storage and a uPVC door which leads out to the rear garden.

### **SOLAR PANELS**

A standout feature of the home is the fully paid 4.4 kWh solar panel system (no lease or roof rental arrangements), which substantially lowers electricity usage and provides excellent ongoing savings — an increasingly valuable asset in today's energy market.

### **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.



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## 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  
PONTEFRAC T & CASTLEFORD - 01977 791133

## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council

Tax Banding: D

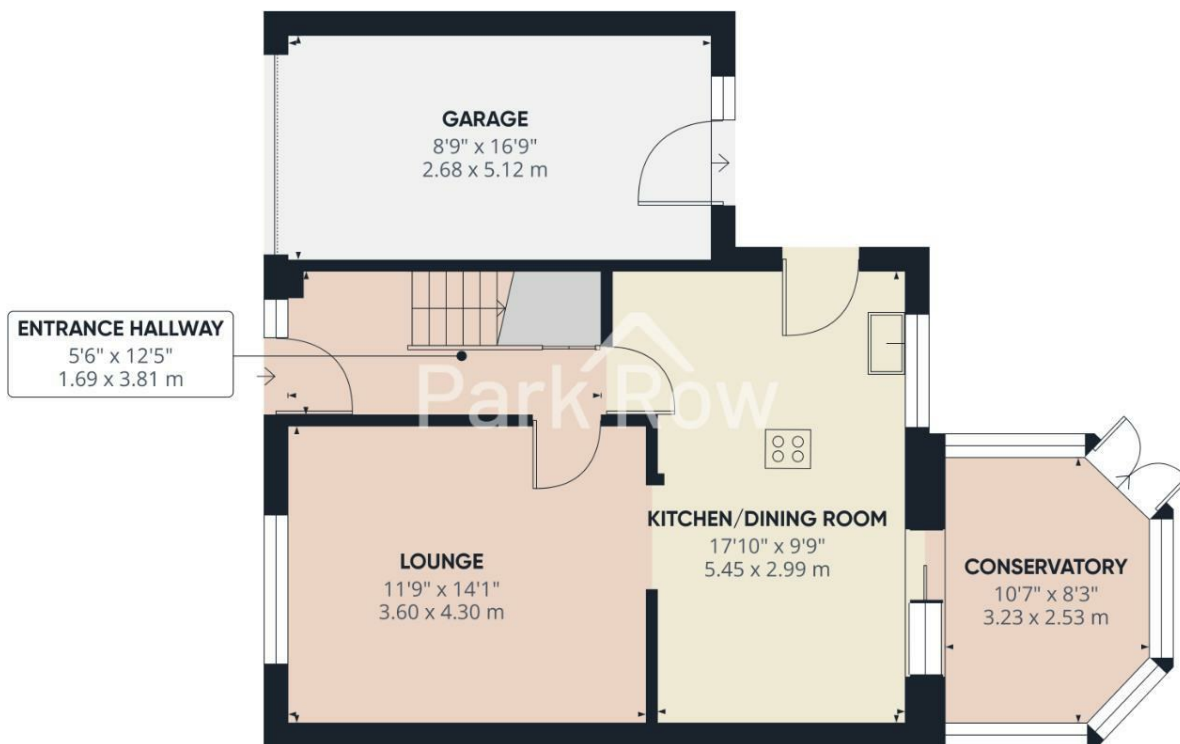
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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.



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**Approximate total area<sup>(1)</sup>**  
676 ft<sup>2</sup>  
62.8 m<sup>2</sup>

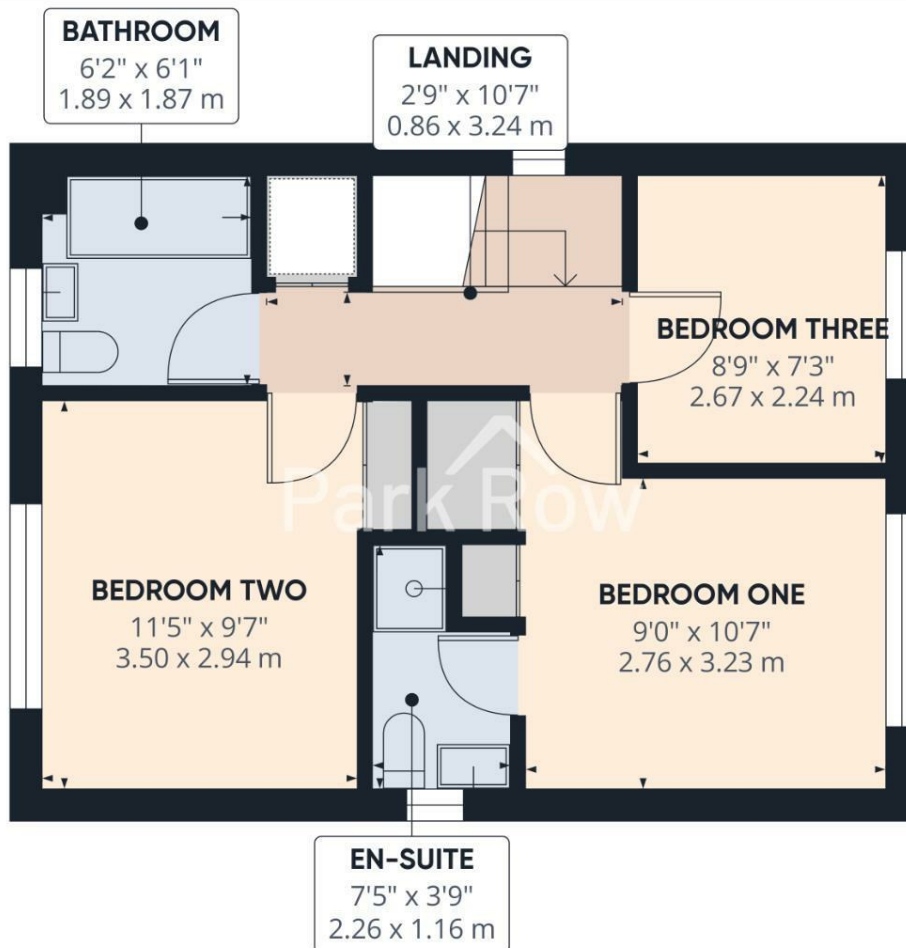
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0 Building 1



Floor 1 Building 1

**Park Row**

Approximate total area<sup>(1)</sup>  
389 ft<sup>2</sup>  
36.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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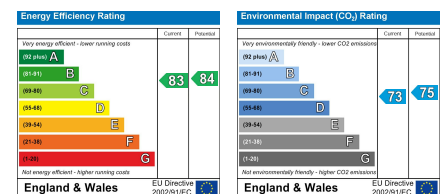


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