

Park Row



Caudle Hill, Fairburn, Knottingley, WF11 9JQ

Offers In Excess Of £325,000



****RECENTLY FULLY REFURBISHED TO A HIGH SPECIFICATION**HIGHLY SOUGHT AFTER VILLAGE**VIEWS OVER THE NATURE RESERVE**SEMI-DETACHED**THREE BEDROOMS**DETACHED GARAGE**DRIVEWAY WITH SPACE FOR MULTIPLE CARS**FRONT AND REAR GARDENS**NO UPWARD CHAIN**EN-SUITE TO MAIN BEDROOM**EPC RATING TBC**COUNCIL TAX BAND C****

Situated in the highly sought after village of Fairburn, this fully refurbished semi-detached bungalow briefly comprises; open plan kitchen/dining area, lounge, family bathroom, integral appliances, three bedrooms, en-suite to master bedroom, rear garden with space for seating, driveway with space for multiple cars, detached double garage, stunning views of the local nature reserve, council tax band C, EPC rating D and is presented with NO UPWARD CHAIN!!!

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, AND 4.00 SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Entrance is through a grey composite door with a decorative glass panel insert and a double glazed glass panels to the side leading into;

KITCHEN/DINING

17'10" x 11'6" (5.45 x 3.52)



A high specification kitchen with wall and base units with a handless design in a matt marble finish, dark grey resin drainer sink with chrome taps over. With integral Siemens dishwasher, double Bosch oven with Bosch microwave and plate warmer, four ring Tesla induction hob with an integral extractor fan, island to the centre with space for seating and space for a freestanding fridge/freezer.

A decorative lighting pendant sits above the hob and a further door leads to the hallway with two central heating radiators, spotlights to the ceiling and an open archway leading into;



LOUNGE

14'3" x 12'5" (4.35 x 3.81)



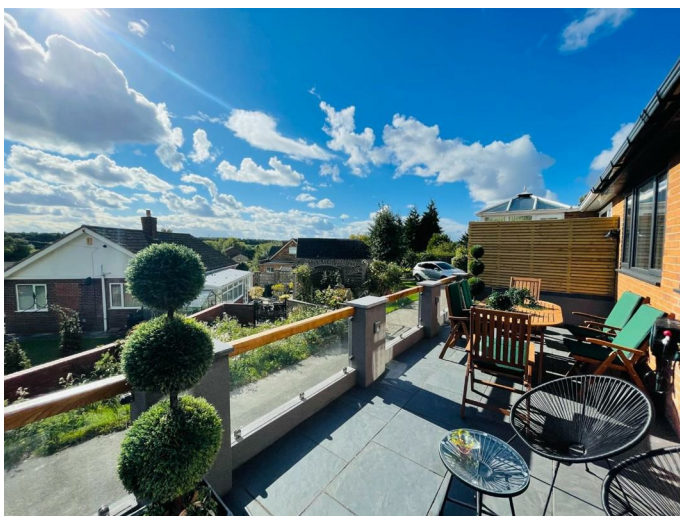
Has television points and a central heating radiator. With uPVC double glazed double doors with two double glazed panels to either sides which lead out to;



BALCONY



Can be accessed from the front of the property and up the steps or through the patio doors which lead to a balcony area with an open glass balcony that showcases the stunning views of the local nature reserve and is the perfect space to spend time with all friends and family.



HALLWAY

Has a door leading into a cupboard for storage, central heating radiator, loft access and further doors leading into;

BEDROOM ONE

13'2" x 10'3" (4.03 x 3.14)



Has a uPVC double glazed window to the rear elevation, door leading to handy wardrobe space, central heating radiator and a further door leading into;



EN-SUITE

7'5" x 3'7" (2.28 x 1.11)



Has a uPVC obscure glass double glazed window to the rear elevation and a white suite comprising; close coupled w/c with a concealed cistern and push button flush, rectangular hand basin with waterfall chrome taps over and a grey gloss vanity unit underneath to match the w/c unit, fully tiled floor to ceiling, walk in shower area with mains waterfall shower attachment to the wall and a glass shower screen, extractor fan in ceiling, spotlights to ceiling and a chrome heated towel rail.

BEDROOM TWO

12'8" x 10'4" (3.87 x 3.15)



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

BEDROOM THREE

12'8" x 8'11" (3.87 x 2.73)



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

FAMILY BATHROOM

7'6" x 4'1" (2.31 x 1.26)



Has a white suite comprising; close coupled w/c, square hand basin with chrome taps over and a vanity unit under in a grey shaker-style finish, light up vanity mirror attached to the wall, fully tiled shower area with a rectangular square shower enclosure with waterfall mains shower attached to wall and a sliding glass shower screen, extractor fan to ceiling, half tiled walls surrounding, spotlights to ceiling and chrome heated towel rail.

EXTERIOR

FRONT



To the front of the property there is a shared tarmac driveway from the street leading to the properties personal driveway and the entrance door, additional land to the front with more space for parking and also has steps up to the front balcony area.

SIDE/GARAGE

To the right hand side there is a tarmac driveway with space for a parking, detached brick built garage with an electric shutter door and a uPVC glazed window to the front elevation and also gives access to the rear.

REAR



The rear can be accessed down the driveway from the front of the property where you will step out onto a paved patio area with space for outdoor seating, stone built steps leading up to the top of the garden, stone built raised flower bed with multiple mature shrubs, a further step up to another stone built raised flower bed with multiple mature shrubs and bushes, space for bin storage and perimeter dwarf wall to the bottom and right hand side.

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.

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.

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.

TENURE AND COUNCIL TAX

The Tenure and Council 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.

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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm


Saturday - 9.00am to 4.00pm

Sunday - CLOSED

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

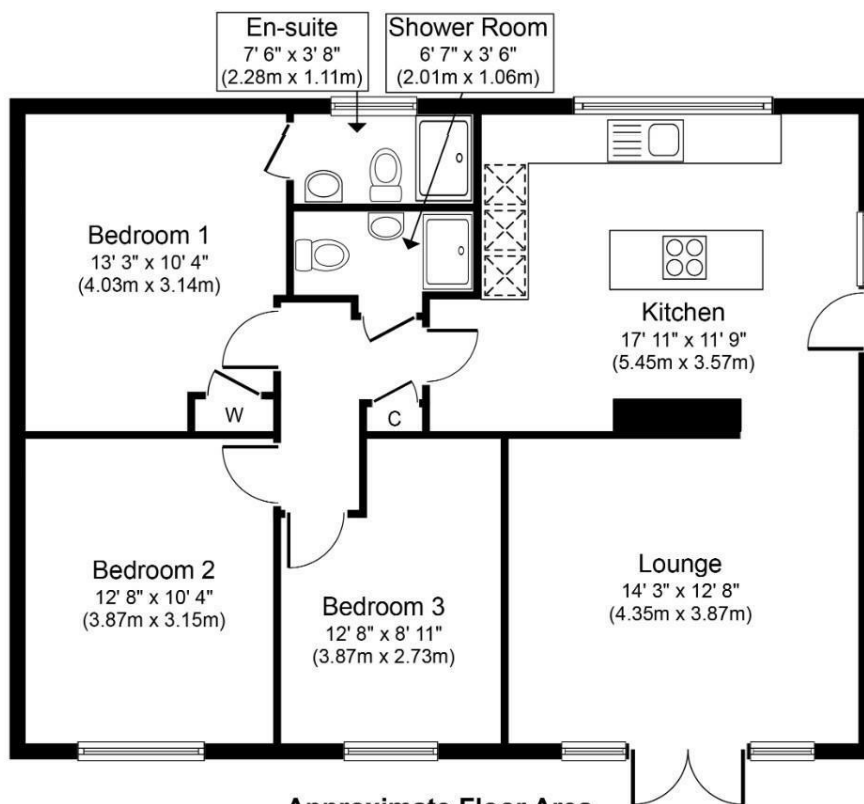
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122



GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480





Approximate Floor Area
909 sq. ft.
(84.4 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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