

# HUNTERS®

HERE TO GET *you* THERE



## Ash Lea

Fairburn, Knottingley, WF11 9LF

Offers In Excess Of £170,000



Hunters are pleased to welcome to the market this semi detached three bedroom property located in Fairburn. The property benefits from easy access to motorways whilst enjoying local nature amenities.

The property briefly comprises to the ground floor an entrance way leading to the downstairs W/C, leading through to the spacious kitchen/dining space. The fitted kitchen has a range of base and wall units with complimentary worktops and tiles, furthermore the attached pantry allows an enclosed space to store larger items. The living space boasts a traditional log burner and large windows allowing an abundance of light.

The first floor of the property contains a master bedroom with a built in closet space, the second bedroom also benefits from additional integrated storage facilities whilst the third bedroom can be converted into a home office/study space. Upstairs to the property is the wet room, with shower facilities and a sink basin. Furthermore, the landing occupies an additional storage cupboard.

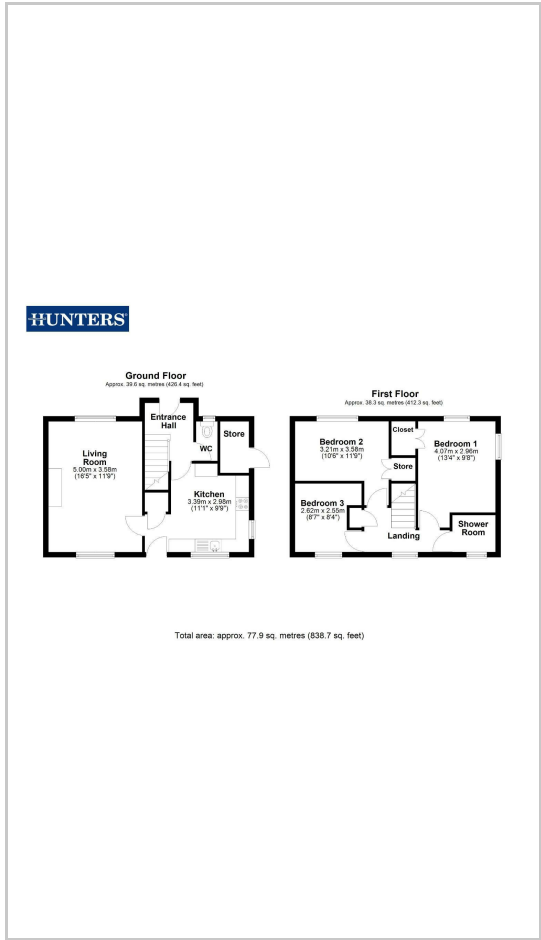
External to the property, the rear garden includes several outbuildings, perfect for storage for outdoor furniture or gardening equipment. The lawned areas of the rear garden are accompanied by areas of paved concrete flags provide the perfect combination for summer entertainment!



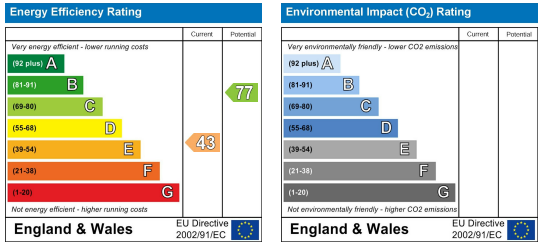
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.