



HUNTERS®
HERE TO GET *you* THERE

Stoneleigh Silver Street, Fairburn, Knottingley, WF11 9JA

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Asking Price £595,000

DESCRIPTION

Inside the property there is a spacious hallway that provides access to all main living spaces, four double bedrooms and family bathroom. The living accommodation in this bungalow is versatile. To the rear is the extended living/dining room with white tiled floors and under floor heating. There are multiple windows providing natural light, patio doors and stylish decor gives a modern yet traditional feel. Off the living/dining room is a study perfect for those who work from home. The bespoke kitchen is complete with separate store room/pantry and has range of solid wood base and wall mounted cupboard units with matching preparation surfaces, complimentary tiles and integral appliances.

There is a utility room with plumbing for washing machine and tumble dryer, sink unit and plenty of storage space, one of the cupboards is housing the recently fitted central heating boiler. The property also benefits from solar panels. There are four double bedrooms with bedroom one benefiting from a beautiful white en-suite bathroom with shower cubicle, wc and basin. The family bathroom is modern with bath, separate shower cubicle, basin, wc and complimentary tiling.

This property has been updated and maintained meticulously by the current owners and there are still options to extend or convert the large loft subject to the relevant planning permissions. Viewing comes highly recommended to appreciate this beautifully well presented bungalow on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Fairburn is a popular village within easy access of network links, A1, M1, M62. It lies approx. 11 miles west of Selby, 15 miles west of Leeds and approx. 20 miles south west of York. The village is within easy reach of the vibrant city of Leeds where there is a mix of shopping, dining and entertainment on offer. The village itself offers a mix local amenities with a the local pub serving up home cooked food, Fairburn lngs nature reserve, a primary school and regular bus service.

DIRECTIONS

From Selby Town Centre proceed along the A63 Leeds Road, through the village of Thorpe Willoughby and Hambleton. On entering Monk Fryston continue onto Main Street and turn left onto Rawfield Lane. Continue on Rawfield Lane then at the roundabout take the first exit onto A1246 continue on this road then at the next roundabout take the second exit onto Silver Street. Continue on Silver Street and the Stoneleigh can be identified.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating : B

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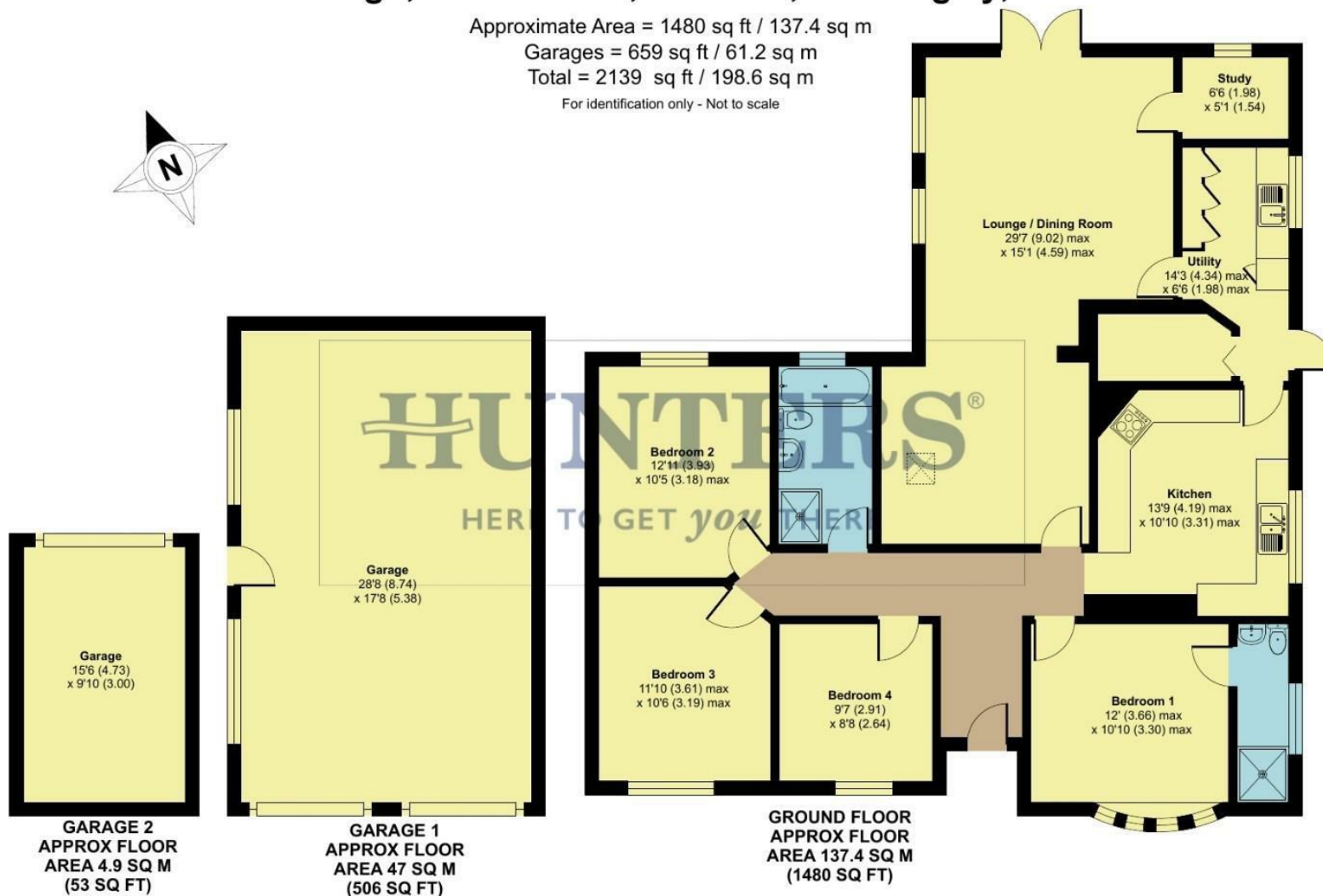
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Approximate Area = 1480 sq ft / 137.4 sq m

Garages = 659 sq ft / 61.2 sq m

Total = 2139 sq ft / 198.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1277034. © nctechcom 2025.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |





