



Waterside, Fairburn Knottingley WF11 9GY

welcome to

Waterside, Fairburn Knottingley

READY TO FLY THE NEST or looking to invest? At a Guide Price of £150,000 - £160,000 this INCREDIBLE ground floor apartment is READY TO MOVE IN and offers FANTASTIC living accommodation which includes TWO DOUBLE BEDROOM, an EN-SUITE and ALLOCATED PARKING!



Entrance Hall

Having the entrance door to the front, a built in storage cupboard with the water tank, and a wall mounted heater.

Lounge

20' 4" max x 11' 7" max (6.20m max x 3.53m max)
Having double glazed French doors to front, two double glazed windows also to the front and a double glazed window to the side. Two wall mounted heaters.

Kitchen

5' 8" max x 10' 2" max (1.73m max x 3.10m max)
Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric oven with an electric hob, tiling to the splash areas and a cooker hood over. Also includes an integral fridge/freezer and dishwasher plus a free standing washing machine. Double glazed window to the side.

Bedroom One

8' 6" max x 12' 11" max (2.59m max x 3.94m max)
Double glazed window to the front and a wall mounted heater.

En-Suite

Fitted with a shower cubicle, a wash hand basin, low level flush w.c and a heated towel rail.

Bedroom Two

7' 7" max x 12' 1" max (2.31m max x 3.68m max)
Double glazed window to the front and a wall mounted heater.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, low level flush w.c and a heated towel rail.

Exterior

Externally the property has an allocated parking space and communal gardens.



view this property online williamhbrown.co.uk/Property/CAF112872



welcome to

Waterside, Fairburn Knottingley

- Guide Price £150,000 - £160,000
- Ground Floor Apartment
- Two Bedrooms
- Master With An En-Suite
- For Sale With No Chain

Tenure: Leasehold EPC Rating: C

guide price

£150,000 - £160,000



view this property online williambrown.co.uk/Property/CAF112872

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
CAF112872 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 512628



castleford@williambrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williambrown.co.uk

Please note the marker reflects the
postcode not the actual property