



Waterside, Fairburn Knottingley WF11 9GY

welcome to

Waterside, Fairburn Knottingley

READY TO FLY THE NEST or looking to invest? This INCREDIBLE ground floor apartment is for sale WITH OR WITHOUT a tenant in situ, and offers FANTASTIC living accommodation which includes TWO DOUBLE BEDROOM, an EN-SUITE and ALLOCATED PARKING! *** Guide Price of £145,000 - £155,000 ***



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.

Please Note

The property is currently occupied by a tenant with an Assured Shorthold Tenancy generating a rental income of £9600 per annum.



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Waterside, Fairburn Knottingley

- Guide Price £145,000 - £155,000
- Two Bedroom Ground Floor Apartment
- For Sale With / Without Tenant In Situ
- Master With An En-Suite
- Ideal First Home / Buy To Let Investment

Tenure: Leasehold EPC Rating: C

guide price

£145,000 - £155,000



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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 - 0005

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.

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