

Lot 00

12, Waterside, Fairburn, Knottingley, West Yorkshire, WF11 9GY



All enquiries Ref: LeedsAuctions@williamhbrown.co.uk

Photo of block



- Generous sized ground floor apartment.
- Two bedrooms, ensuite and allocated parking.

Description:

This purpose-built ground floor apartment is located within the popular residential village of Fairburn conveniently close to Castleford and Knottingley. The property itself is well positioned for access to the A1 M and M62 motorway for commuting to the cities of Leeds and York and travel further afield. The apartment has multiple benefits such as double glazed UPVC windows, electric heating, and range of integrated appliances within the kitchen area. It is ideal for a retirement property or suitable for a buy to let investors alike. The property itself comes with its own allocated parking space and generous apportioned accommodation with a communal garden. An inspection is highly recommended prior to proceeding.

Accommodation:

Communal Entrance Hall.

Ground Floor Apartment: Entrance Hall, Lounge, Kitchen, Two Bedrooms, One En suite, and Bathroom.

External: Allocated Parking Space, Small Garden Area & Communal Grounds

Tenure:

Leasehold. Held on a lease for as term of 125 years from 1st January 2006. Confirmation of the current Service Charge & Ground Rent will be itemised within the legal pack. Please refer to the legal pack for further information on the lease, ground rent and service charges when available prior to the auction.

EPC: C

Council Tax: B

Viewings:

William H Brown in Castleford. 10 Bank Street, Castleford, WF10 1HZ.
Tel no 01977 512628.

