



Silver Street

Fairburn, WF11 9JA
£600,000



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Emsleys | estate agents

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*****ENVIABLE LOCATION. STUNNING VIEWS & GARDENS. STUDY/4-5 BEDROOMS. 3 BATH/SHOWER ROOMS. CELLAR/STORE. DOUBLE GARAGE & PARKING.*****

A fine home which boasts four generously sized bedrooms, a home office (or 5th bedroom) and three well-appointed bathroom facilities, offering ample space for a family. With its versatile layout, the property could easily be utilised as a one level bungalow set-up if ever required. The property also features an extended and well-equipped fitted kitchen and an adjoining south-facing balcony overlooking the superb garden and views, with steps down to the rear garden, patio and greenhouse. A particular highlight of the house is the lounge, dining room and additional west-facing balcony overlooking fields and the grand views of 'Fairburn Ings' – an RSPB Sanctuary and Site of Special Scientific Interest.

A further feature of this property is its grandeur reflected in the high ceilings, creating an airy and expansive atmosphere throughout. Further enhancing the appeal of the property is the availability of ample parking, a double garage, and a dedicated laundry room with space for additional fridge/freezers and storage.

The property boasts a well-maintained tranquil and superb landscaped gardens. Complementing the serenity of the house, the location is nestled amid green spaces, providing quiet, peaceful surroundings and beautiful views. Walking routes in the vicinity add to the charm of the location, offering recreational opportunities close to home, with village cricket and football pitches and a public house a short walk away.

In summary, this property is a perfect blend of class, comfort, and convenience set against a backdrop of serene natural beauty overlooking 'Fairburn Ings'. An excellent choice for potential homeowners seeking a balance between a peaceful environment and a modern lifestyle.

- OUTSTANDING BALCONY VIEWS
- RURAL SETTING WITH STUNNING GARDENS
- THREE DOUBLE BEDROOMS
- A SINGLE BEDROOM & STUDY/BEDROOM
- THREE BATHROOM FACILITIES
- DOUBLE GARAGE WITH AMPLE PARKING
- TUCKED AWAY POSITION
- RARE OPPORTUNITY
- Council Tax Band D
- EPC Rating D



Ground Floor

Porch

Double PVCu double glazed doors with decorative tiled flooring, coving to ceiling and glazed door with side glazed units to hall.

Hall

Feature high ceiling with deep coving, stairs to lower ground floor level, radiator, airing cupboard ideal for storing laundry, with timed hot-water controller and hot-water storage cylinder and doors to rooms.

Kitchen

13'6" x 15'3" (4.11m x 4.65m)

A superb fitted kitchen extended in 2010, with wall and base units in white with coordinating worksurfaces and splashback tiling. Island with drawers, store cupboards and breakfast table. One and half bowl sink and drainer with mixer tap. Integrated double oven, hob and extractor concealed, fridge, freezer and dishwasher. Ceiling downlighters with coving, two light tunnels. Two radiators and double glazed window to side aspect overlooking 'Fairburn Ings' and further window with French doors to the south-facing balcony with external electric points overlooking the rear garden and rural views with steps down to the formal gardens and invaluable greenhouse.

Lounge

17'3" x 17'5" (5.26m x 5.31m)

An incredible living room with ample light from the double glazed windows and alarmed aluminium sliding patio doors with electric security shutter, leading to the lounge balcony overlooking the stunning views westwards with a spiral staircase down to the well-stocked fruit and vegetable garden.

Dining Room

8'5" x 12'11" (2.57m x 3.94m)

Two wall mounted feature niche decorative displays, double glazed window overlooking stunning view, coving to ceiling and single panel central heating radiator.

Bedroom 3

8'6" x 11'3" (2.59m x 3.44m)

Fitted mirrored wardrobes, double glazed window to rear aspect, single panel central heating radiator, coving to ceiling and laminate flooring.

Bedroom 4

9'10" x 9'0" (3.00m x 2.74m)

Fitted wardrobes and desk with double glazed window to front aspect, single panel central heating radiator and coving to ceiling.

Bedroom 5/Study

13'1" x 8'1" (3.99m x 2.46m)

Double glazed window to front aspect, extensive fitted bookcases, single

panel central heating radiator, coving to ceiling and focal fireplace. Incoming telephone and broadband point to offer wi-fi and mobile signals throughout the property. (NB BT router not included).

Family Bathroom

Fully tiled walls with jet spa bath, separate shower enclosure with power shower, vanity housed wash hand basin, shaver point and low flush WC. Downlighters to ceiling, coving, radiator and double glazed frosted window.

Double Garage

Electric/remote roller shutter door, water-tap and long hose reel, double glazed frosted window, side access door, master fuse-box, extensive storage racking, wall mounted Worcester condensing boiler fitted in October 2021 with portable programmable controller, and door to utility room. Hatch with withdrawable ladder to well-insulated attic floor and water-storage tank.

Utility Room

8'6" x 6'6" (2.59m x 1.98m)

Base unit with worksurface, sink hot and cold tap with plumbing for washing machine and space for tumble dryer. Double glazed window overlooking the greenhouse, storage cupboards and space for additional fridge/freezers.

Lower Ground Floor

Bedroom 1

12'11" x 14'11" (3.94m x 4.55m)

Fitted wardrobes with mirrors and furniture with double panel central heating radiator, coving to ceiling and double glazed window and alarmed tilting door to side patio with views over 'Fairburn Ings'. Door to en-suite.

En-suite Bathroom

Fully tiled comprising a p-shaped jet-spa panelled bath with screen and power shower. Vanity wash hand basin, push flush WC and bidet. Full height chrome central heated towel warmer, downlighters to panel ceiling, double glazed frosted window, timed extractor fan and shaver point.

Bedroom 2

13'0" x 14'11" (3.96m x 4.55m)

Fitted wardrobes and furniture with double panel central heating radiator, coving to ceiling and double glazed window and alarmed tilting door to side patio with views over 'Fairburn Ings'. Door to en-suite.

En-suite

Fully tiled with single shower enclosure and power shower, pedestal wash hand basin and push flush WC. double glazed frosted window, shaver point and radiator with coving to ceiling.

Cellar/Store

26'4" x 23'4" (8.03m x 7.10m)

An incredibly useful space with gives superb storage, with light and alarmed external entrance door to vegetable and fruit garden. Cellar also contains master mains water-inlet with handy isolator rocker-switch, twin shower pumps and isolator switches for the jet-spa baths.

Exterior

Set on an incredible plot with stunning views over 'Fairburn Ings' having a concrete drive providing turning space and ample parking for several vehicles and accessing a double garage with electric roller door. There is a garden area to the lower section with stairs access at the front with a vegetation section which carries on to the side patio and balcony overlooking the 'Ings'. To the rear of the property you will find a tranquil stunning landscaped garden comprising lawn, patio areas, pergola with differing sections having pebble and flagging to access, sweeping steps and surround by trees, shrubs and plants. There is extensive provision of gutter-fed water-butts around three sides of the house plus an outside water tap and long hose reel at the rear (with separate isolator tap in the cellar), close to the sizable greenhouse with installed racking measuring 16'10 x 9'10 and central gravel-lined worktop, shielded on two sides by an ivy-covered trellis.

Directions

Just a few miles north of the M62/A1(M) Interchange, close to the A63 Leeds-Selby junction, with shops and GP Surgery in both nearby Knottingley and the smaller village of Brotherton.

Silver Street lies on a limestone escarpment between the old A1 (now re-named A1246) and the eastern edge of Fairburn Ings.

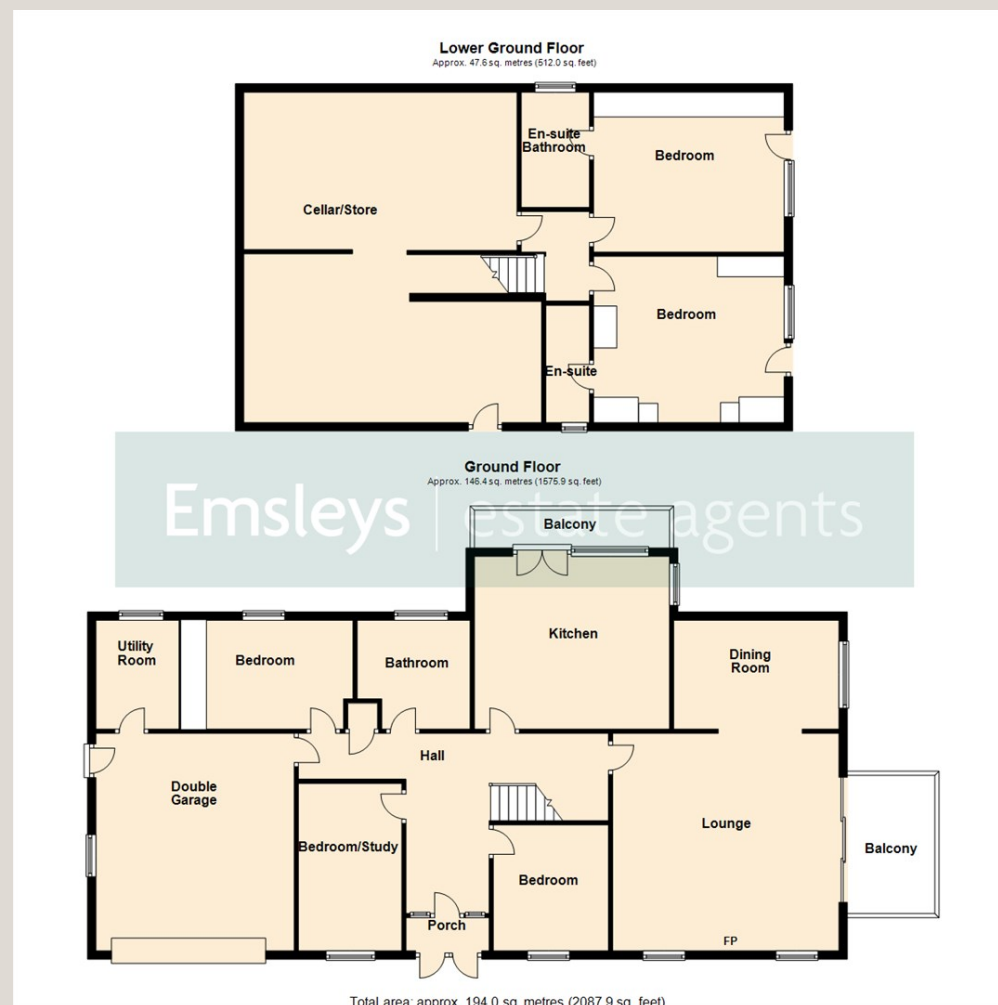
The drive down to Longridge is located almost opposite the cemetery gates, just south of the church on Silver Street, between The Old Vicarage and Butt Hill House which are more readily spotted from the road.

Coming from the south up Silver Street, Longridge is after the first two houses on the left, just after the playing fields on the right (east) side of Silver Street and The Old Vicarage on the left.

Coming from the north down Silver Street, Longridge is at the southern end after the 'Three Horseshoes' public house and the Church, both on the east side. (Alternatively, come south down the A1246 dual carriageway, carry on over the first roundabout on entering Fairburn to the second roundabout, and then turn sharp right back up Silver Street, following directions from the south as above.)







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