



Top House Farm Mews | Fairburn | WF11 9NX

£229,950

Three bedroom semi-detached | Council Tax Band C | EPC Rating C

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SOUGHT AFTER LOCATION. NO CHAIN & VACANT POSSESSION. WELL PRESENTED.

Set in the sought-after village of Fairburn, the property is presented in immaculate condition and features two reception rooms, having an open-plan design, with a well-appointed kitchen, supporting comfortable day-to-day living as well as entertaining. Three bedrooms and a modern bathroom complete the first floor level.

The property has gas central heating and PVCu double glazing, ensuring efficiency and comfort. Externally, there is dedicated parking and an enclosed rear garden with outbuilding, providing both practicality and outdoor space.

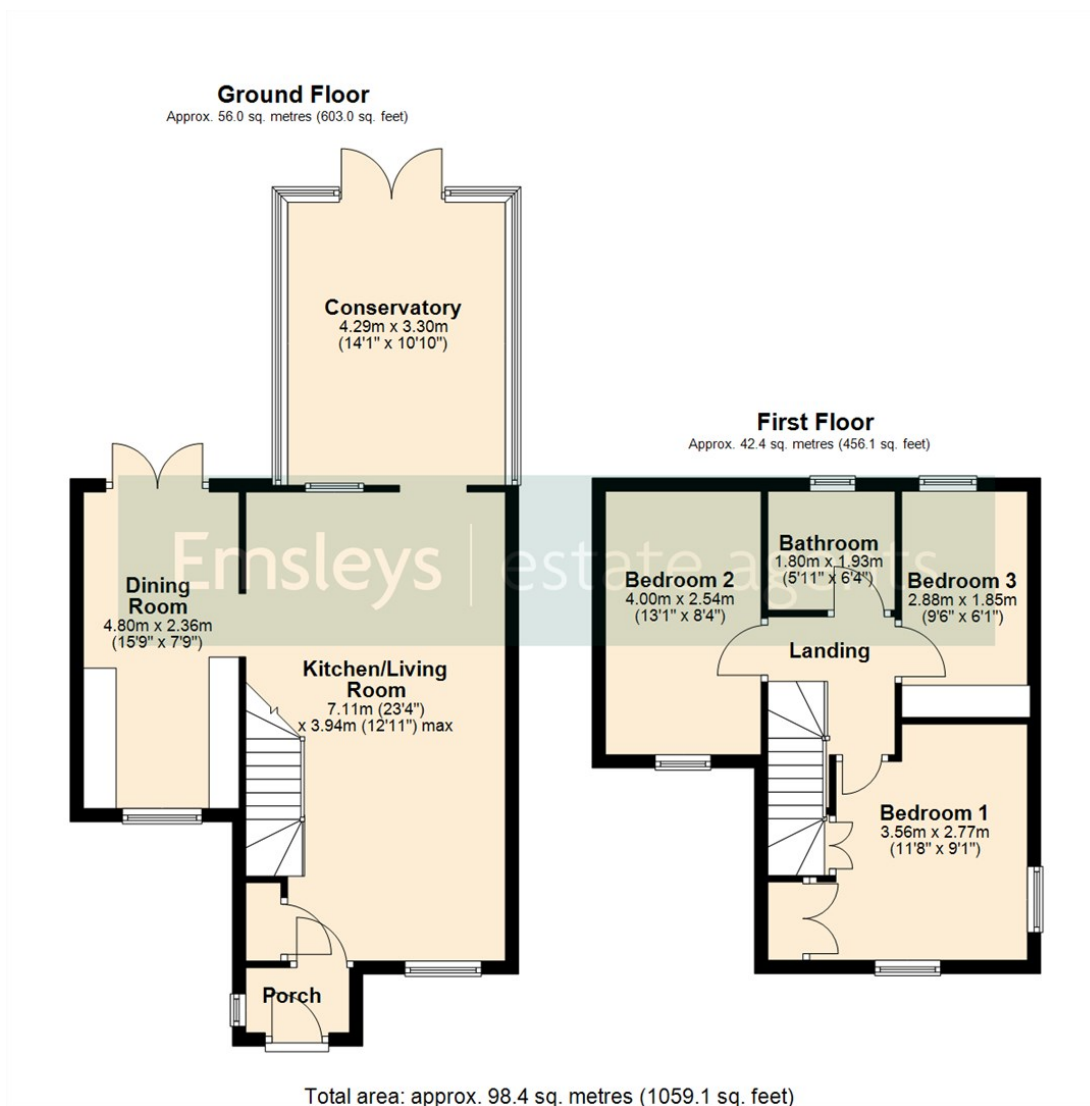
Located within Fairburn, residents have access to local green spaces such as Fairburn Ings, a renowned RSPB nature reserve, ideal for walking and birdwatching. The community is well placed for transport links; Knottingley railway station is the nearest, offering regular services to Leeds (approximately 30 minutes), Wakefield, and Goole, making it suitable for commuting. The M62 motorway is also within convenient driving distance, connecting to Leeds, York, and Hull.

The nearby Fairburn village centre offers local amenities, while further retail and dining choices can be found in Knottingley and the neighbouring town of Castleford. Local schools, cafés, and the high street are all within driving distance, contributing to the area's appeal for families.

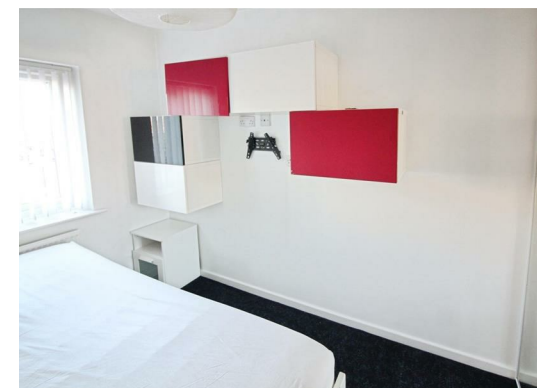
This semi-detached house combines a practical layout with an accessible location, offering a balance of modern features and proximity to local points of interest and public transport. Call now to arrange your viewing.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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