



Waterside, Fairburn £170,000

An excellent opportunity to acquire this deceptively spacious second floor apartment offering approximately 763 Sq Ft of internal accommodation with fantastic views over Fairburn Ings and the Cricket Club.



The apartment building is entered via a communal door with keypad/remote keyless entry system.

The apartment itself was in fact the former show apartment and is situated up on the second floor. It offers fantastic dual aspect views over both Fairburn Ings and the local cricket field. It firstly welcomes you into a hallway which has a useful storage cupboard and electric heater.

The modern bathroom comprises a three piece suite and is tiled on all walls and flooring. The bath has a shower screen and chrome shower attachment there is a chrome heated towel rail.



The open plan kitchen living area has double glazed windows to two aspects providing spectacular views over Fairburn Ings. The kitchen area has a range of wood effect base and wall units with a stainless steel sink and drainer set into a laminate work surface. Integrated appliances include an electric oven, ceramic hob with extractor hood, fridge freezer, dishwasher and washing machine.

The apartment has two double bedrooms, both having a double glazed window and electric heater. Bedroom one also has the benefit of an en-suite comprising a shower cubicle, toilet, sink and heated towel rail.



Externally, the property has one allocated parking space and communal gardens.

The property can be found in the desirable village of Fairburn situated approximately 10 miles from Leeds, benefiting from its proximity to the A1 (M) and M62 Motorways.

This property is offered for sale with no onward chain and would be perfect for first time buyers, investors or those looking to downsize.



Tenure: Leasehold

Service charges: £1,100 Per annum

Ground Rent: £150 Per annum

The above are payable to Waterside Property Management Company Limited

Length of Leasehold: 125 years from 1st January 2006

Remaining years on Leasehold: 105 years remaining

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: 69 (C)

Council Tax: North Yorkshire Council Band B

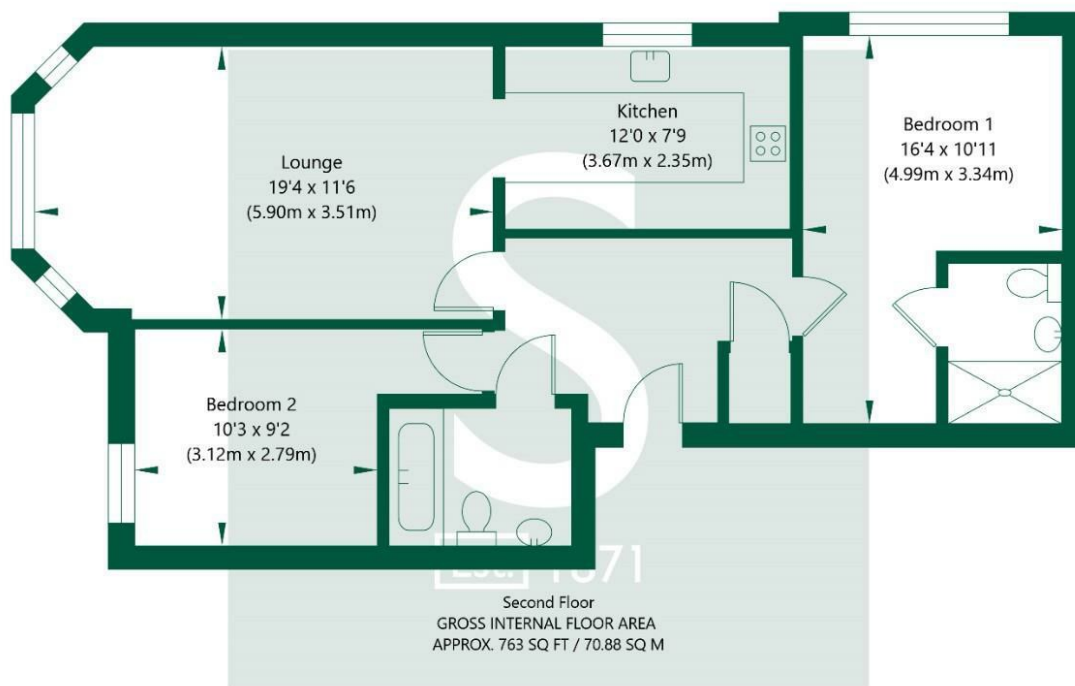
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephenson's Estate Agents – 01757 706707

*Download speeds vary by broadband providers so please check with them before purchasing.



Waterside, Fairburn, West Yorkshire, WF11 9GY



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 763 SQ FT / 70.88 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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