# Dobson







## 2 Top House Farm Mews

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Being sold with no onward chain is an extremely well presented three bedroom semidetached house located on a corner plot and within the village of Fairburn.

The ready to move into accommodation briefly comprises entrance hall, lounge/kitchen, dining room, conservatory, first floor landing, bedroom one, bedroom two, bedroom three, and bathroom/W.C.

In addition the property has PVCu double glazed windows throughout, Wooden French doors from the dining room and PVCu French doors in the conservatory leading out in to the rear garden, composite front entrance door, gas fired central heating with brand new combination boiler fitted within the last few months, stunning modern black high gloss kitchen with four ring hob, extractor above, built in double oven & microwave, integrated dishwasher, space for American style fridge/freezer and plumbing for washing machine, ample built in storage to the dining room, loft being partly boarded and fitted wardrobes to all bedrooms.

Externally, to the front of the property is a paved garden. A tarmac driveway provides off road parking. To the rear of the property is a fully enclosed low maintenance paved garden with external lighting and water tap. There is the added benefit of a brick built storage space which is ideal if you work from home!













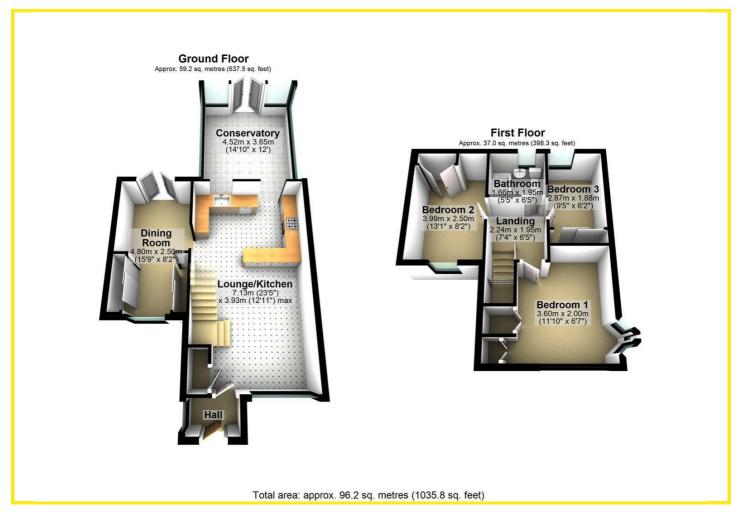








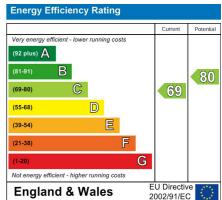
#### Floor Plan



#### Area Map



#### **Energy Efficiency Graph**



#### **Directions**

From our Kippax office turn right and continue up the High Street which in turn becomes Longdike Lane, at the traffic light proceed straight over on to Back Newton Lane. Follow this road to the end turning left on to Newton Lane which then becomes Caudle Hill continue on this road taking a left on to Gauk Street at the Three Horse Shoe public house, then take your second left on to Top House Farm Mews where the property can be found immediately on your right.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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