



 **4**
Bedrooms

 **3**
Bathrooms

**Tenure :
Freehold**



Tudor Sales and Lettings are proud to present for sale this unique four bedroom detached property with No Onward Chain. Built in 1978 to make the most of the views over Fairburn Ings this property boasts some excellent features as well as being located 10 mins drive from the M62 as well as having easy access to Leeds, York and surrounding areas.

The accomodation comprises of in brief:

To the ground floor: Primary bedroom with dressing room and en-suite bathroom, utility room, open plan kitchen/diner, seperate WC and roof terrace with views over the Ings

To the lower ground floor: Two double bedrooms and a single bedroom, gym with sauna and shower and house bathroom.

Externally: Off-street parking for four cars and garden. Solar Panels to the roof.

The opportunity to purchase a detached home in Fairburn does not come up often, particularly with these features so book your viewing today.

Primary Bedroom *4.57m x 4.52m (15' x 14' 10")*

Large double bedroom with two double glazed windows and centrally heated radiator.

Dressing Room *3.18m x 2.69m (10' 5" x 8' 10")*

Generously proportioned dressing room with built-in wardrobes and double glazed window.

En-suite

En-suite shower room with white three piece bathroom suite comprising of shower tray with glass partition, WC and hand basin with storage unit under.

Utility *2.74m x 1.50m (9' x 4' 11")*

Useful utility room housing the boiler, washing machine etc.

Kitchen/Diner/Living room *7.72m x 7.49m (25' 4" x 24' 7")*

Fitted kitchen with a range of wall and base units and integrated appliances including double oven and sink with mixer tap. Double glazed window and open-plan to the dining area. Living area contains a feature fireplace with mantelpiece surround and double glazed patio doors to the roof terrace. Centrally heated radiator.

Roof Terrace *4.45m x 3.55m (14' 7" x 11' 8")*

Large roof terrace situated off the living room created to maximise the views across the Ings.

Bedroom 2 *4.52m x 3.30m (14' 10" x 10' 10")*

Generously proportioned bedroom with access to gym, sauna and shower. Double glazed window and centrally heated radiator.

Gym *3.23m x 2.67m (10' 7" x 8' 9")*

Complete with gym equipment, sauna and shower this room has access to under house storage and potential for extension.

Bedroom 3 *4.52m x 3.68m (14' 10" x 12' 1")*

Double bedroom with built-in wardrobes, double glazed window and centrally heated radiator.

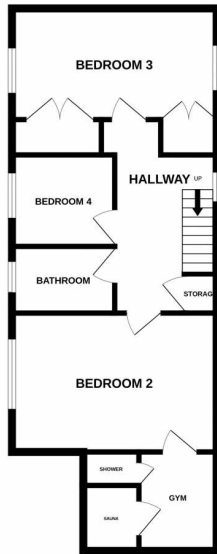
Bedroom 4 2.54m x 2.39m (8' 4" x 7' 10")

Single bedroom with double glazed window and centrally heated radiator.

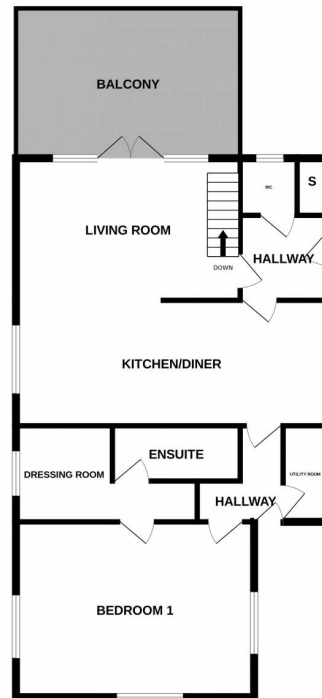
Bathroom

Bathroom with white three piece suite comprising of bath, WC and hand basin. Double glazed window.

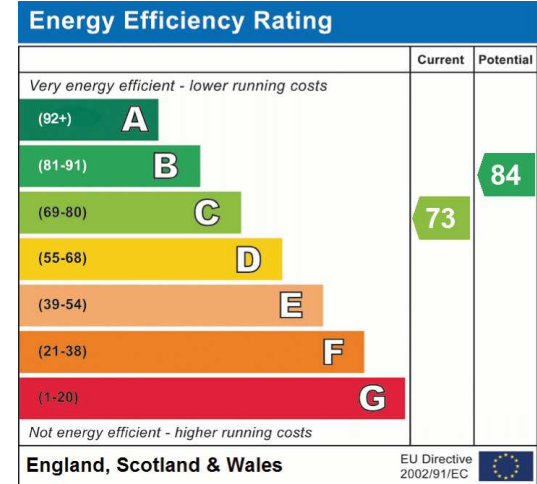
LOWER GROUND



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Address: Beckfield Lane, Fairburn

