

Park Row

The proactive estate agent



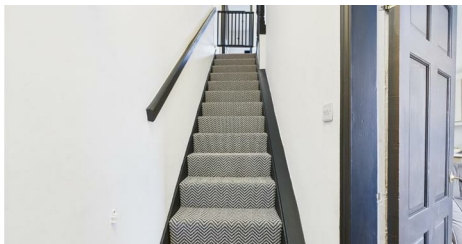
Aire View, Brotherton, Knottingley, WF11 9HN

Offers In Excess Of £130,000



****MID-TERRACE HOME**TWO BEDROOMS**DRIVEWAY PARKING**ENCLOSED REAR GARDEN**OPEN PLAN KITCHEN/DINING/LIVING ROOM**DOWNSTAIRS W/C**PERFECT FOR FIRST TIME BUYERS****

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



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INTRODUCTION

Position in Aire View, Brotherton, this delightful two-bedroom terraced house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed into a spacious open-plan living, kitchen, and dining area, ideal for both relaxation and entertaining. The layout is designed to maximise space and light, creating a warm and inviting atmosphere.

The property features two well-proportioned bedrooms. The downstairs WC and pantry add practicality to daily living, making it a functional choice for families or professionals alike.

Outside, you will find an enclosed rear garden, perfect for enjoying the fresh air or hosting summer gatherings. The property also benefits from off-road parking, a valuable asset in this desirable location.

This terraced house is not just a home; it is a lifestyle choice, offering a peaceful retreat. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy comfortable living in a friendly community. Do not miss the chance to make this charming house your new home.

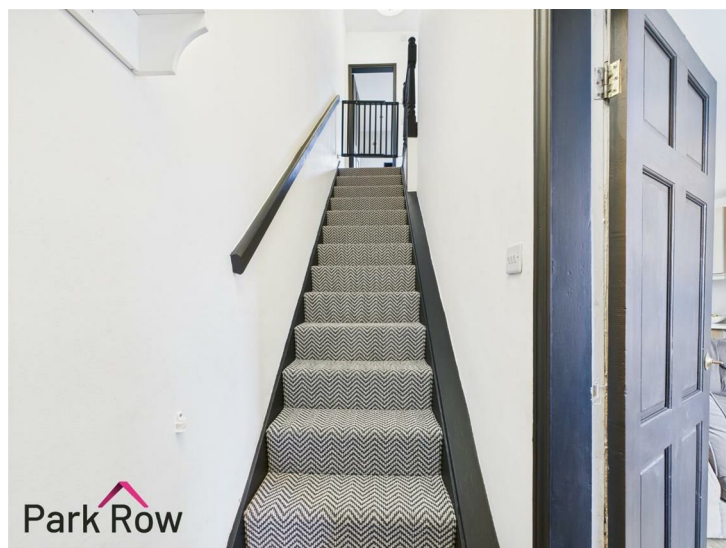
GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a white uPVC door which leads into;

HALLWAY

3'2" x 3'2"



Staircase which leads to the first floor accommodation and an internal door which leads into;

KITCHEN LIVING DINING

11'6" x 24'5"

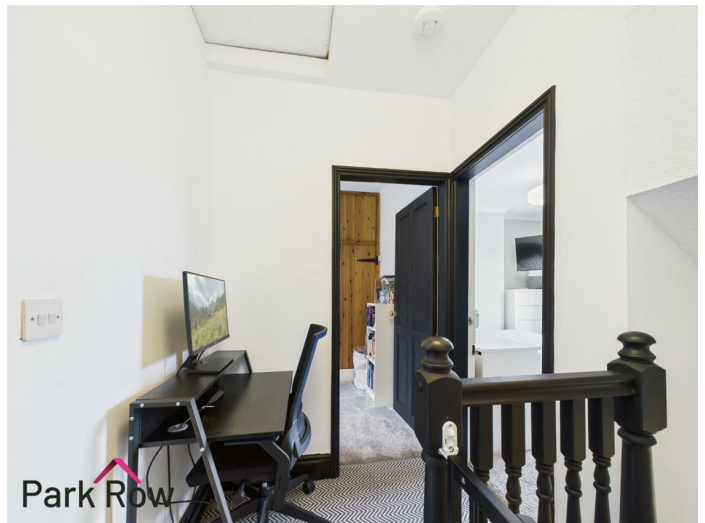


Double glazed windows to the front and rear elevation, a central heating radiator, a log burner with stone hearth, the kitchen comprises of stone coloured shaker-style wall and base units, built in oven with four ring ceramic hob with a built in extractor fan over and upstand splashback, white composite worktop, a white ceramic one and a half drainer sink with chrome taps over, upstand splashback, space for a fridge/freezer, space and plumbing for a washing machine, LED spotlights to the ceiling, an internal door which leads into the pantry and an internal door which leads into the downstairs WC and a white uPVC door which leads out to the rear garden



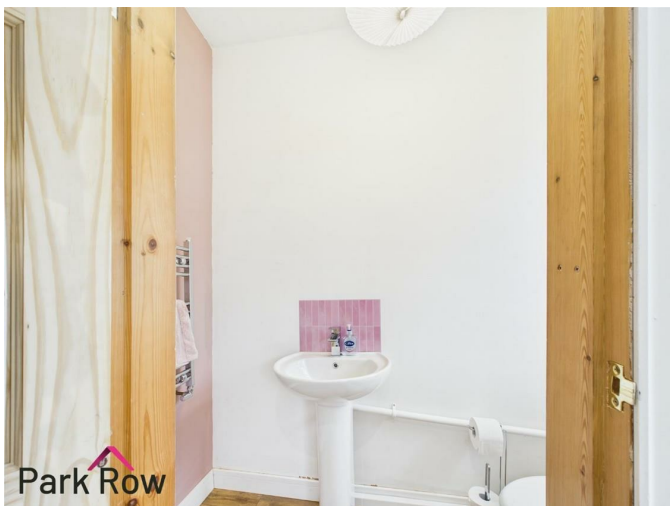


LANDING
6'6" x 5'2"



PANTRY
A great space for storage.

WC
3'0" x 6'8"



Access to the loft through hatch in the ceiling and internal doors which lead into;

BEDROOM ONE
11'5" x 9'10"



An obscure double glazed window to the rear elevation and a white suite comprising; a closed coupled WC, a pedestal hand basin with chrome mixer tap over and a chrome towel rail.

FIRST FLOOR ACCOMMODATION

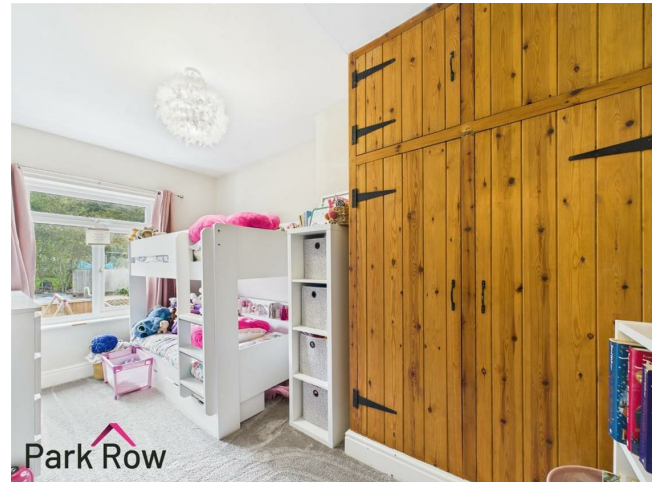
A double glazed window to the front elevation and a central heating radiator



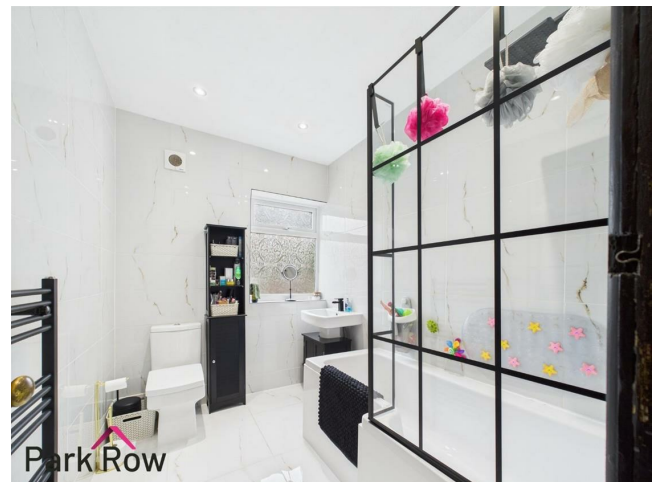
BEDROOM TWO
8'1" x 14'1"



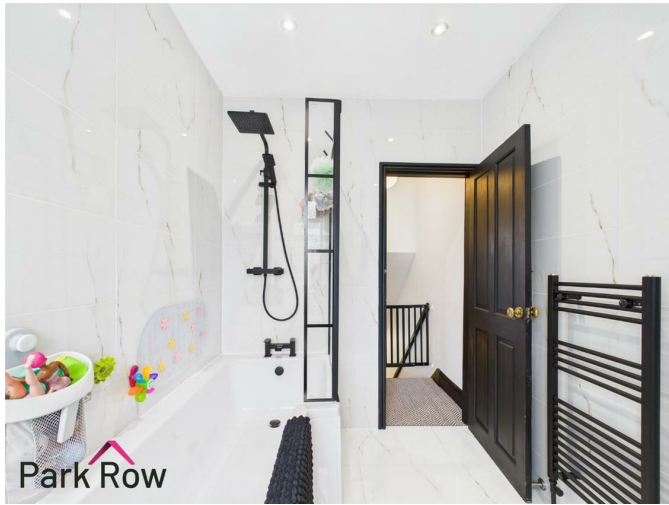
A double glazed window to the rear elevation, a central heating radiator and built in wardrobes



BATHROOM
6'5" x 8'6"



An obscure double glazed window to the rear elevation and a white suite comprising; a closed coupled WC, a hand basin set over a vanity unit with black mixer tap over, a panel L bath with black taps over, a mains shower over, tiled to all four walls and flooring and a black towel rail.



EXTERIOR FRONT



A concrete pathway to the entrance of the property, a small brick wall and hedges along the boundary of the property

REAR



Accessed through the uPVC door in the kitchen you step out on to a concrete area with space for seating, steps lead up to the rear of the garden which is laid to lawn, a gravel path leads from the rear gate, wooden fenced to the three boundaries.



Concrete driveway with space for parking



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PARKING



There is a driveway with space for parking at the rear of the property.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



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MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

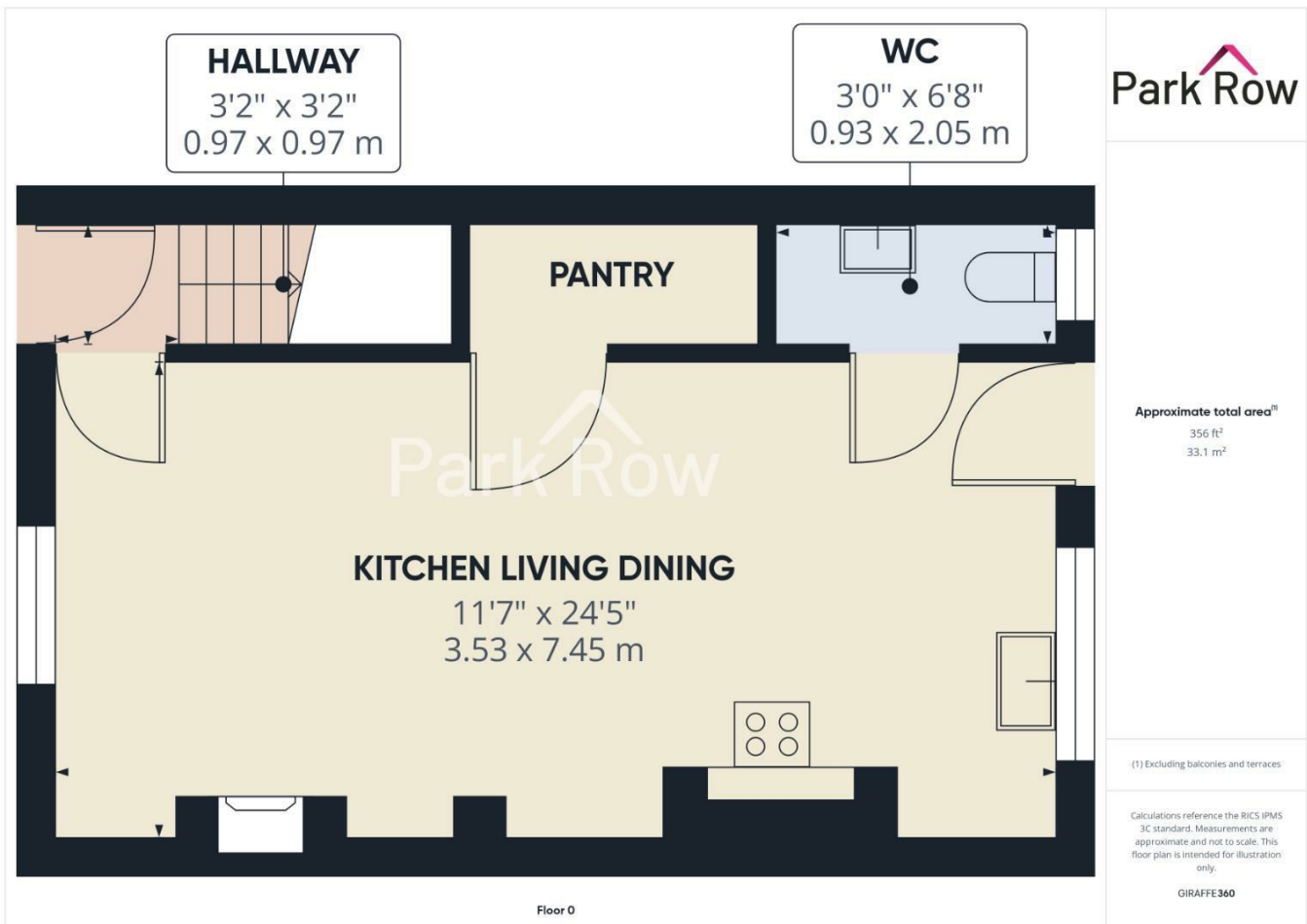
SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

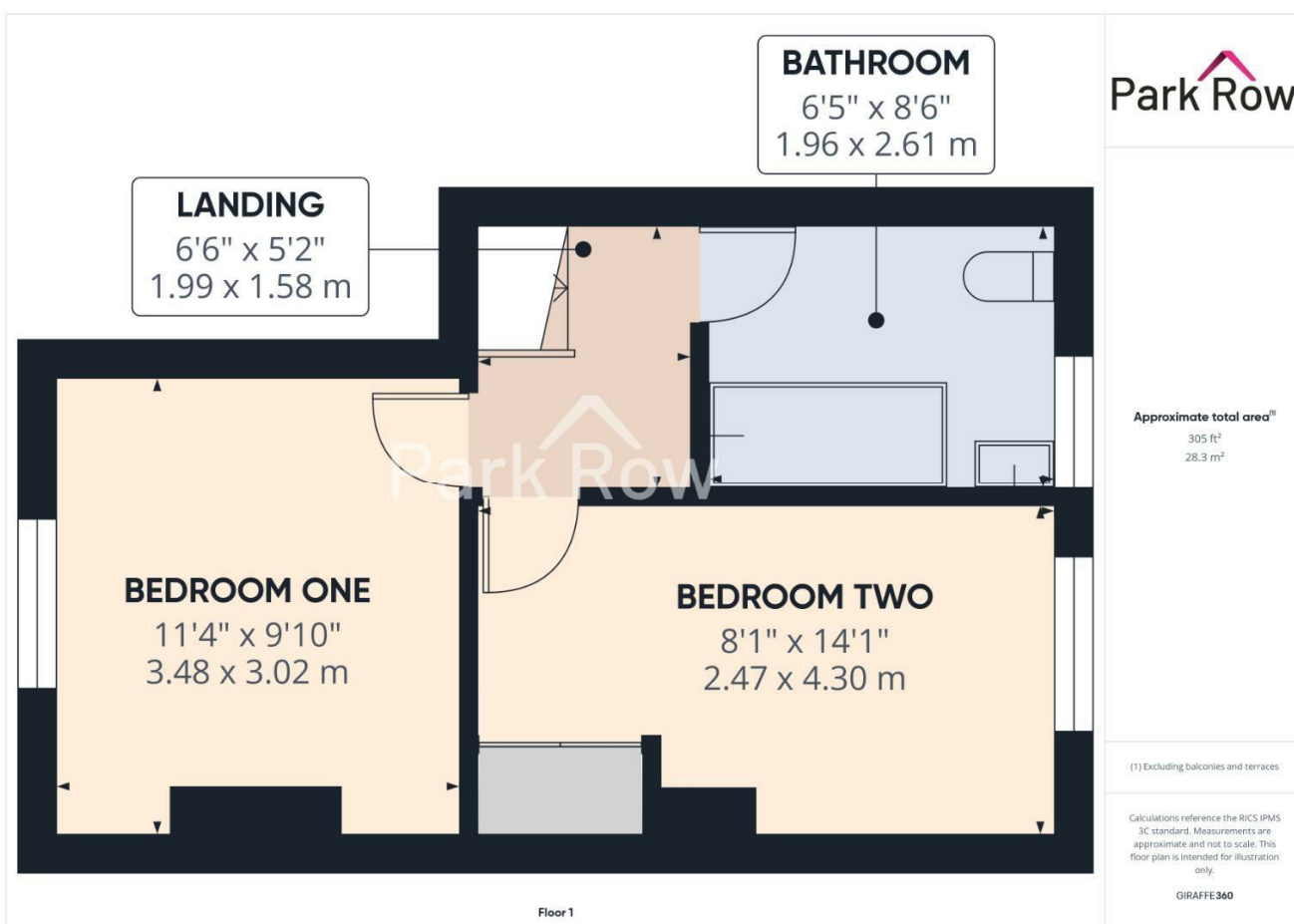
VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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