Waterside, Fairburn WF11 9GY

£160,000

Stephensons
estate agents & chartered surveyors







An excellent opportunity to acquire this first floor apartment offering approximately 669 Sq Ft of internal accommodation with fantastic views over Fairburn Ings.







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

The apartment itself is situated up on the first floor and welcomes you into a hallway which has a useful storage cupboard and electric heater.

The modern bathroom comprises a white three piece suite and is tiled on all walls and flooring. The bath has a chrome shower attachment and shower screen and 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 grey 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 and fridge freezer. There is also plumbing in place for a 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: £300 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: Electricity, Water and Sewerage are understood to be connected
Broadband Coverage: Up to 76* Mbps download speed
EPC Rating: 75 (C)
Council Tax: North Yorkshire Council Band B
Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

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

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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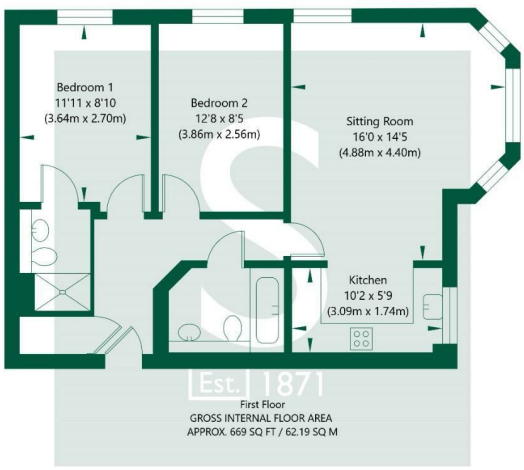

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 669 SQ FT / 62.19 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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