

# HUNTERS®

HERE TO GET *you* THERE



## Chapel Yard

Fairburn, Knottingley, WF11 9JU

Guide Price £140,000



\*\*\*GUIDE PRICE £140,000-£150,000\*\*\*

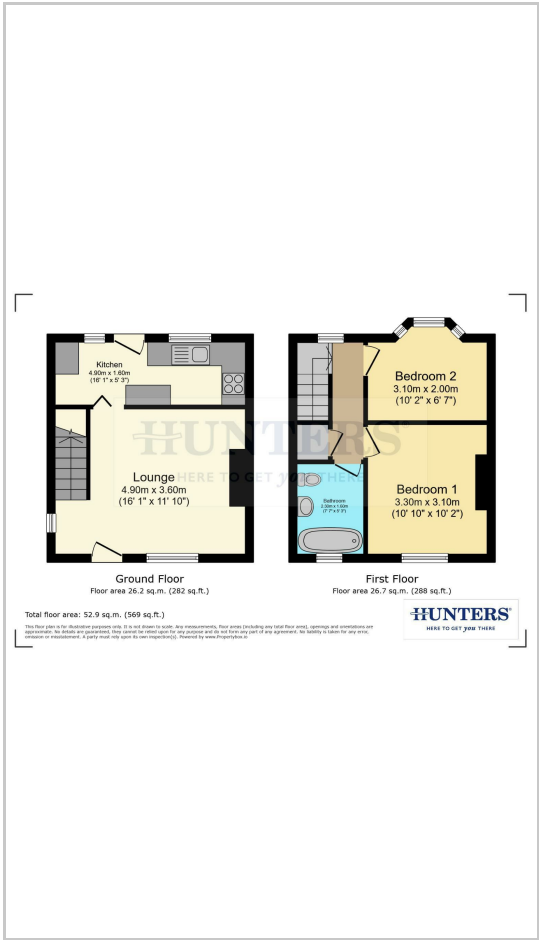
HUNTERS are delighted to present to the market this two bedroom end terrace home, ideally situated in the highly sought after village of Fairburn. Offering plenty of potential, this property briefly comprises a spacious lounge, kitchen, two well proportioned bedrooms, and a family bathroom. Externally, there is off street parking to the front and a low maintenance paved garden to the rear. While the property would benefit from some modernisation, it represents an excellent opportunity for first time buyers or investors alike.



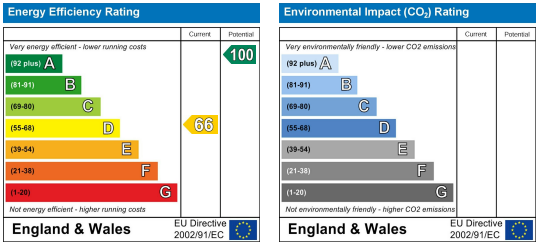
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.