

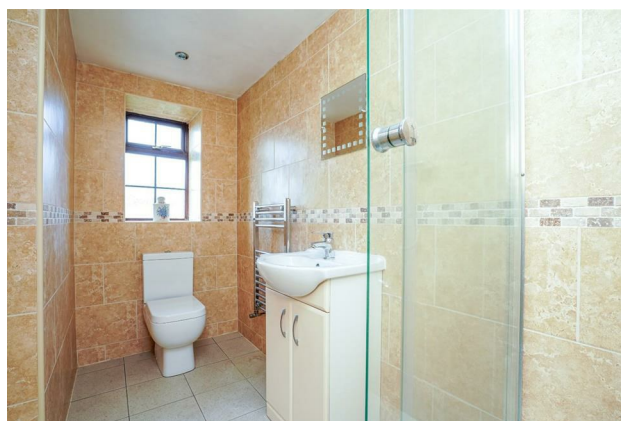
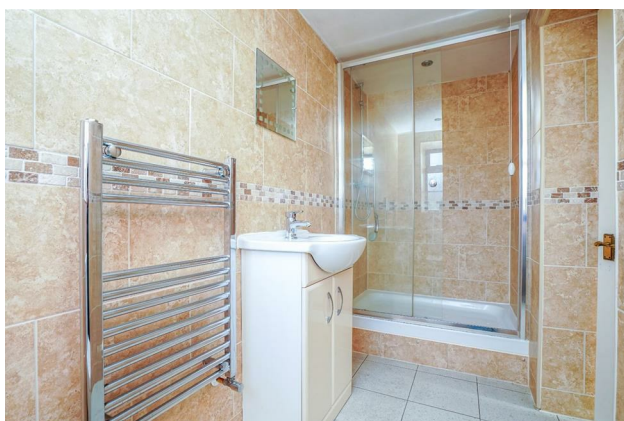
# HUNTERS®

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**Newcastle Farm Silver Street, Fairburn, Knottingley, WF11 9JA**

**£350,000**

**Property Images**



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## Property Images



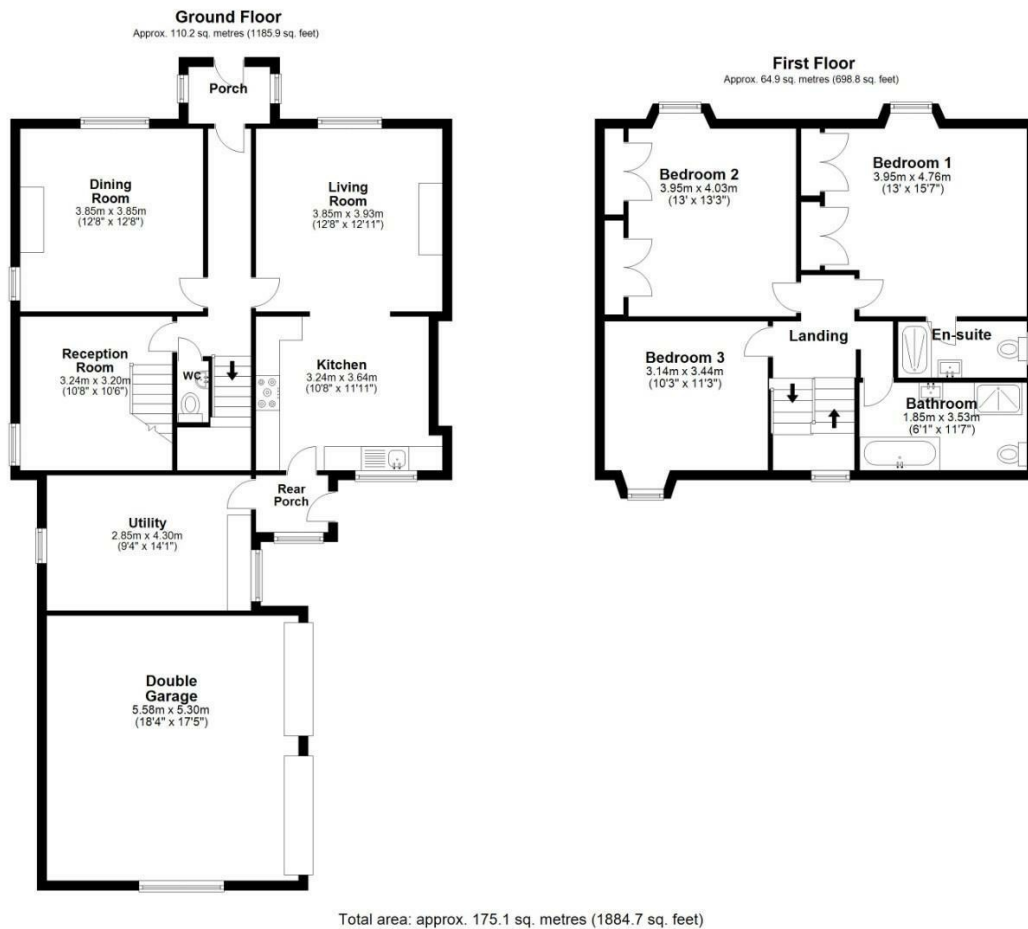
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## Property Images

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## EPC

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>81</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>62</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

## Map



## Details

Type: House - Detached Beds: 3 Bathrooms: 2 Receptions: 3  
Tenure: Freehold

The property is in a central location in the middle of the village. With a delightful enclosed front garden with paving and mature shrubs and entrance to the property through a front porch. There are beams to the ceiling of the dining room and living room and decorative fireplaces in both. The living room opens into a kitchen, again with beams to the ceiling and fitted with base and wall units with worktop surfaces and incorporating space for a range style cooker with an extractor fan over. The kitchen space also benefits from a multi fuel log burning stove and a handy utility room. Also having the benefit of a stove style fire inset into the chimney breast. A rear entrance porch gives access to the rear garden and the extra large utility room/second kitchen. A reception room with stairs leading to a basement and a ground floor WC complete this floor.

To the first floor are three good sized bedrooms, two having fitted storage and bedroom one having an ensuite shower room. A family bathroom with four piece suite consisting of a rectangular bath, pedestal hand wash basin and a WC. Additionally fitted with a cubicle housing a shower.

To the side of the property is wrought iron gates giving access to the block paved drive and double garage, benefitting from electric doors, at the rear. Mature shrub border.

HUNTERS are pleased to offer to the for sale market a rare opportunity to purchase a beautiful double fronted detached property, oozing character, in an extremely sought after rural location within walking distance of Fairburn Ings Nature Reserve, country walks and pub lunches. Also being close to the A1 motorway so is ideal for the commuter. Could this be your next home?

## Features

• DELIGHTFUL DETACHED HOME • DOUBLE FRONTED • RURAL AREA CLOSE TO NATURE RESERVE • THREE GOOD SIZED BEDROOMS • ENSUITE AND FAMILY BATHROOM • CLOSE TO A1 MOTORWAY • VIEWS OF THE INGS • COUNCIL TAX BAND E • FREEHOLD • NO CHAIN - EPC GRADE E