Waterside
Knottingley
WF11 9GY

Offers in Excess of £
147,000.00

bettermove

Waterside - Knottingley

Bettermove are proud to present this 2 bedroom flat in village of Fairburn, available with no forward chain.

The property benefits from double glazing, and electric heating throughout, with allocated parking available.

The council tax band is B.

This is a leasehold property with 104 years remaining on the lease; the ground rent is £300.00 per annum, and the service charge is £1,100.00 per annum.

The interior of this well presented property comprises a spacious living room, fitted kitchen, and two bedrooms, with the master bedroom benefitting from a private en-suite, alongside a family bathroom.

Located in the sought-after village of Fairburn, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Castleford train station, a variety of bus routes and quick access to A1, M1 and M62.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.

BEDROOMS	BATHROOMS	RECEPTIONS	TENURE
2	2	1	Leasehold

Floor Plan

Bedroom 1
11'9" x 8'9"
3.58 x 2.67 m
Bedroom 2
12'5" x 8'3"
3.80 x 2.53 m
Kitchen/Living area
16'0" x 14'10"
4.89 x 4.53 m
En-suite
6'8" x 3'11"
2.05 x 1.20 m
Hallway
9'1" x 12'3"
2.78 x 3.74 m
Bathroom
5'8" x 7'7"
1.73 x 2.33 m
Approximate total area
584 ft²
54.2 m²

Energy Efficiency Rating			Environmental Impact Rating		
	Current	Potential		Current	Potential
(92 to 100) A			(92 to 100) A		92
(81 to 91) B		81	(81 to 91) B	91	
(69 to 80) C	73		(69 to 80) C		
(55 to 68) D			(55 to 68) D		
(39 to 54) E			(39 to 54) E		
(21 to 38) F			(21 to 38) F		
(1 to 20) G			(1 to 20) G		

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