Park Row

The proactive estate agent

Chapel Yard, Fairburn, Knottingley, WF11 9JU

Offers In Excess Of £175,000

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TERRACED HOMETWO BEDROOMS**MODERN KITCHEN AND BATHROOM**REAR YARD WITH SPACE FOR OUTDOOR SEATING**BEAUTIFULLY PRESENTED THROUGHOUT**STONES THROW AWAY FROM RSPB FAIRBURN INGS**GREAT 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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FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Nestled in the charming Chapel Yard of Fairburn, Knottingley, this beautifully presented terraced house is an ideal opportunity for first-time buyers seeking a delightful home. With two well-proportioned bedrooms and a modern bathroom, this property offers both comfort and style.

Upon entering, you will be greeted by a welcoming reception room that sets the tone for the rest of the home. The modern kitchen is a standout feature, designed to meet the needs of contemporary living while providing a warm and inviting space for culinary creativity. The property has been thoughtfully maintained throughout, ensuring a move-in ready experience for its new owners.

One of the highlights of this home is the rear yard, which offers a perfect spot for outdoor seating. This private space is ideal for enjoying a morning coffee or hosting friends during the warmer months.

Additionally, the location is a stone's throw away from the stunning RSPB Fairburn Ings, providing ample opportunities for nature walks and outdoor activities. This proximity to natural beauty enhances the appeal of the property, making it a perfect retreat from the hustle and bustle of everyday life.

In summary, this terraced house in Chapel Yard is a wonderful blend of modern living and natural surroundings, making it an excellent choice for those looking to establish their first home. Don't miss the chance to make this lovely property your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with a double glazed obscure window within and above which leads into;

LOUNGE

11'8" x 16'5" (3.58 x 5.02)

A double glazed window to the front elevation, central heating radiator, stairs which lead up to the first floor accommodation with panelling along the side, under stairs cupboard with space for storage, panelling along the back wall, a brick built fireplace with a log burning stove within and an internal door with glazed decorative windows within which leads into;

KITCHEN
5'5" x 16'4" (1.67 x 4.98)

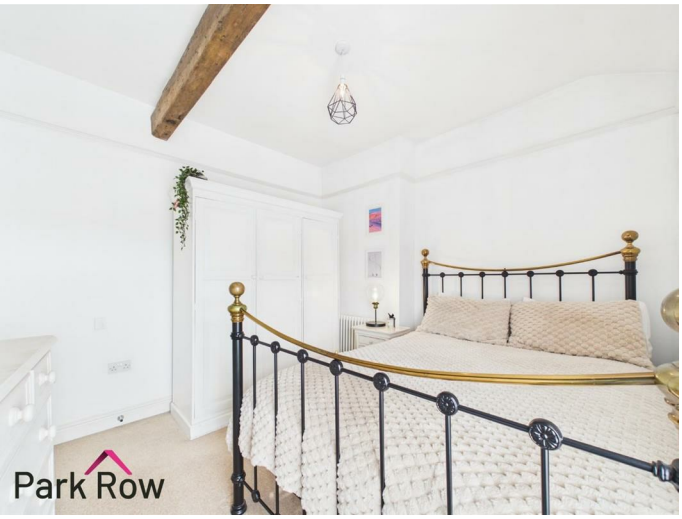
A double glazed window to the rear elevation, a double glazed obscure window to the rear elevation, white shaker style base and wall units, square edge oak worktop, Belfast sink with a chrome mixer tap over, space and plumbing for a washing machine, space for a free standing fridge/freezer, freestanding electric cooker, tiled splash back, black heated towel rack and a door with a double glazed obscure window within which leads out to the rear yard.

FIRST FLOOR ACCOMMODATION

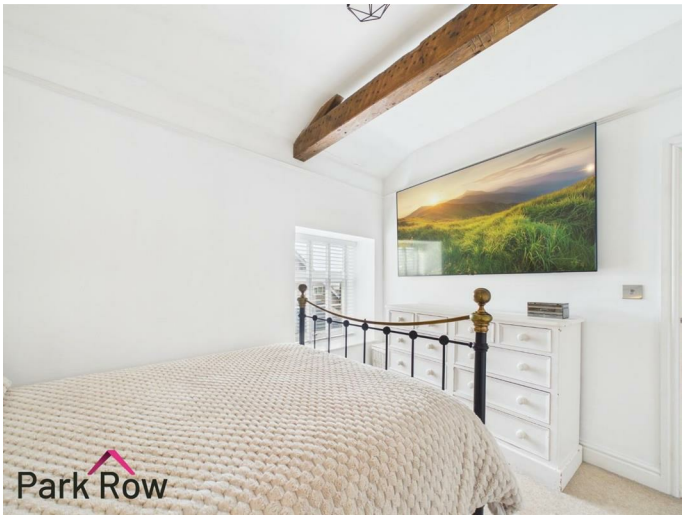
LANDING
10'4" x 5'6" (3.16 x 1.68)

Double glazed obscure window to the rear elevation, central heating radiator, cupboard with space for storage, loft hatch access and internal doors which lead into;

BEDROOM ONE
9'11" x 11'1" (3.04 x 3.40)



Double glazed window to the front elevation, central heating radiator, decorative wall moulding and a wooden beam across the ceiling.



BEDROOM TWO
6'9" x 10'5" (2.07 x 3.20)

Double glazed window to the rear elevation in an alcove with a window seat, central heating radiator, decorative wall moulding and a wooden beam across the ceiling.

BATHROOM
6'10" x 5'3" (2.10 x 1.61)

Double glazed obscure window to the front elevation in an alcove, wall-hung black vanity unit with an integrated ceramic basin with a black tap over, close-coupled toilet, a fully tiled rectangular mains shower with a half glass shower screen and floor to ceiling tiles.

EXTERIOR

FRONT

An elevated concrete area along the front door.

OUTBUILDING ONE
6'10" x 3'11" (2.10 x 1.21)

Located opposite the front door of the property, a wooden padlocked door at the front, space for storage.

OUTBUILDING TWO
3'1" x 4'10" (0.95 x 1.48)

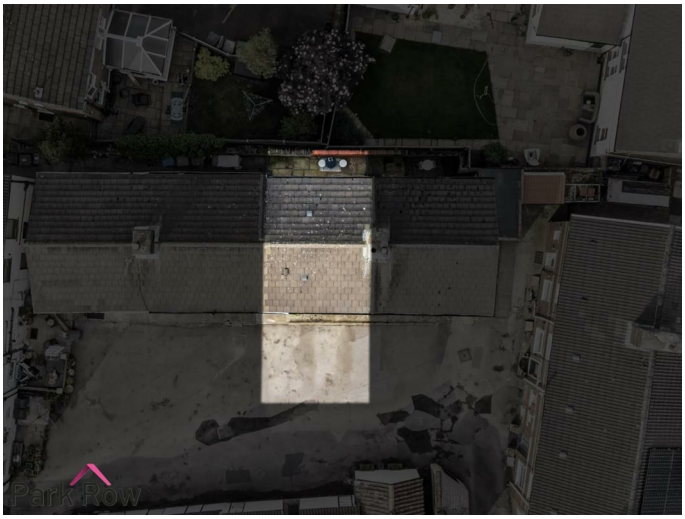
Located opposite the front door of the property, a wooden padlocked door at the left hand side, space for storage.

REAR

Accessed via the door in the kitchen and a small pathway from the side of the buildings, concrete flooring, space for seating, metal gates to the left and right hand sides, half dry stone and half brick wall to the back side.

PARKING
There is space at the front of the property for parking for one vehicle, however, this space is not allocated or owned with the property itself.

AERIAL PHOTO



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.

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.

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

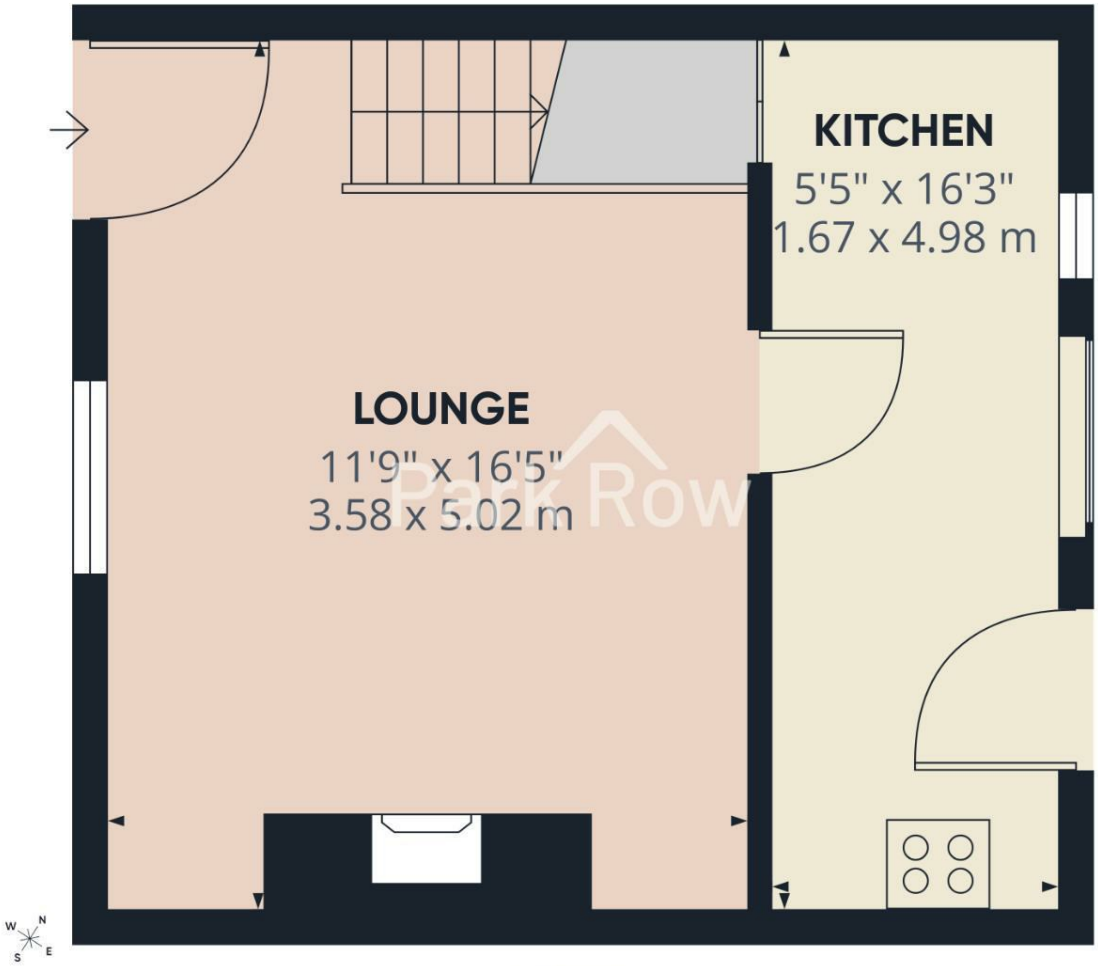
TENURE AND COUNCIL TAX

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.

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.



Floor 0 Building 1

Park Row

Approximate total area(1)

280 ft²

26 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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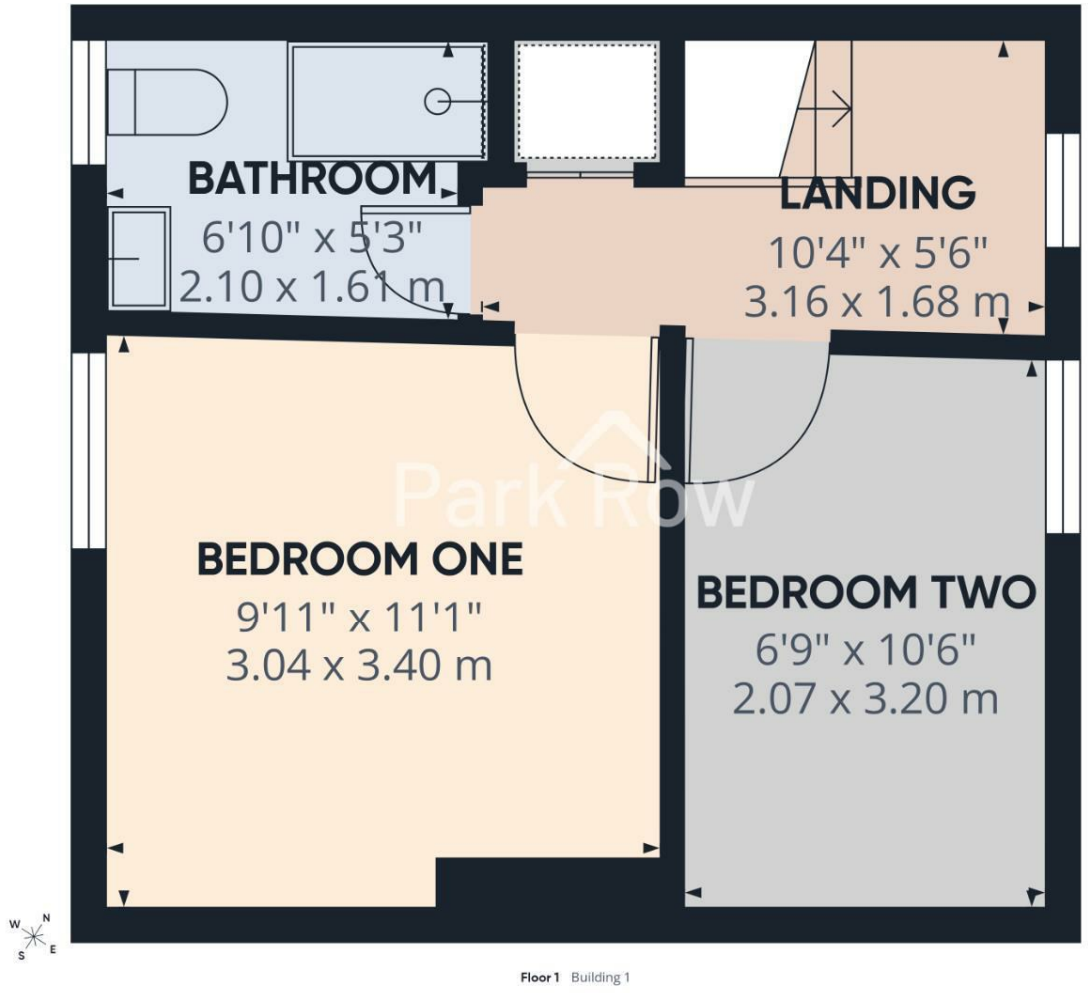

Floor 1 Building 1

Park Row

Approximate total area(1)

246 ft²

22.8 m²

(1) Excluding balconies and terraces

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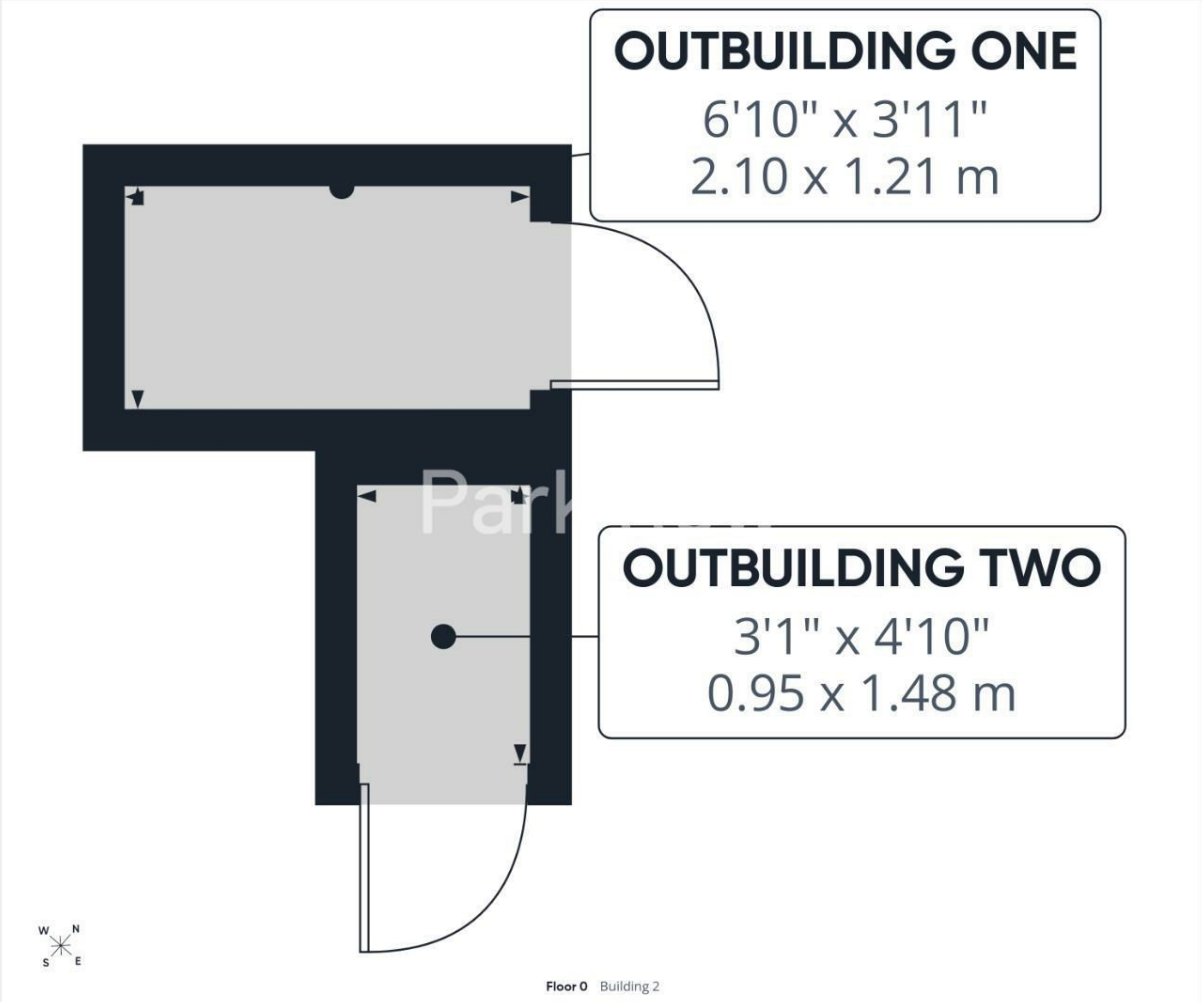

Park Row

Approximate total area(1)

44 ft²

4.1 m²

(1) Excluding balconies and terraces

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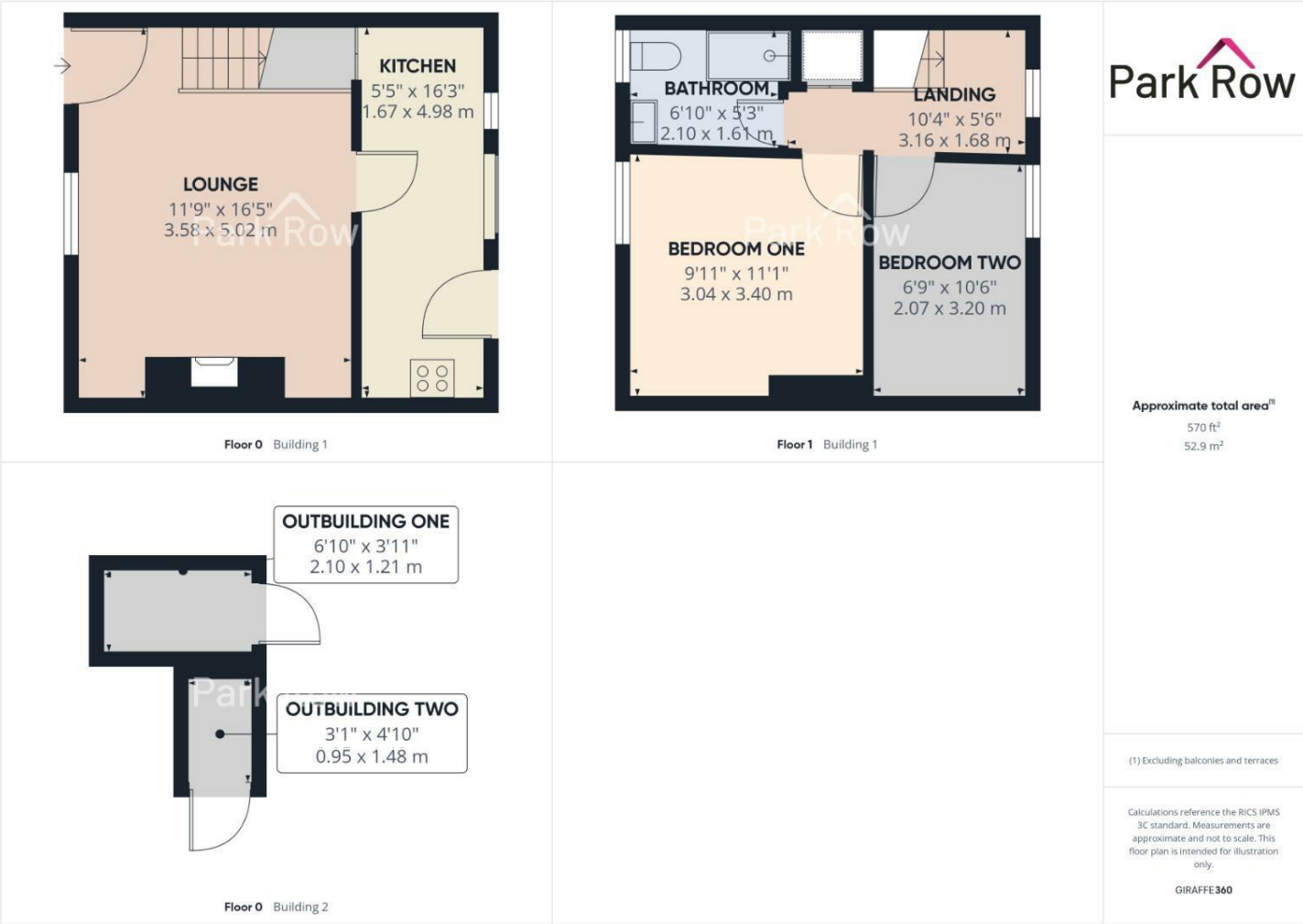
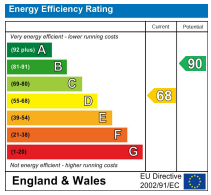
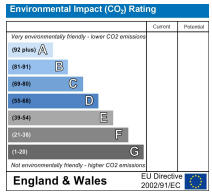


T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk





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