

# Park Row



## School Terrace, Fairburn, Knottingley, WF11 9JX

Offers In Excess Of £200,000



**\*\*MID-TERRACE WITH PERIOD FEATURES AND LOVELY HIGH CEILINGS\*\*THREE BEDROOMS\*\*THREE STOREYS\*\*OFF STREET PARKING\*\*PERFECT FOR FIRST TIME BUYERS\*\*BEAUTIFUL REAR YARD\*\*SOUGHT AFTER VILLAGE LOCATION\* \*WITHIN WALKING DISTANCE TO FAIRBURN INGS NATURE RESERVE\*\***

Nestled in the charming village of Fairburn, this delightful mid-terrace house on School Terrace is a gem waiting to be discovered. Boasting two reception rooms, three cosy bedrooms, and a well-appointed bathroom, this property is ideal for first-time buyers or small families looking for a comfortable abode.

One of the standout features of this lovely home is the open-plan kitchen and dining room, perfect for hosting family gatherings or intimate dinners with friends. The kitchen leads seamlessly to the rear yard, offering a tranquil outdoor space where you can relax and unwind.

Convenience is key with parking available for one vehicle, ensuring you never have to worry about finding a spot after a long day. The sought-after village location is a definite plus, with the picturesque Ings just a stone's throw away, providing a peaceful retreat for leisurely strolls or picnics.

If you've been dreaming of a home that combines comfort, convenience, and charm, look no further than this property on School Terrace. With its beautiful rear yard and inviting living spaces, this house is ready to welcome you home.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with three double glazed square-shaped lead beading windows which leads into;

### ENTRANCE HALLWAY

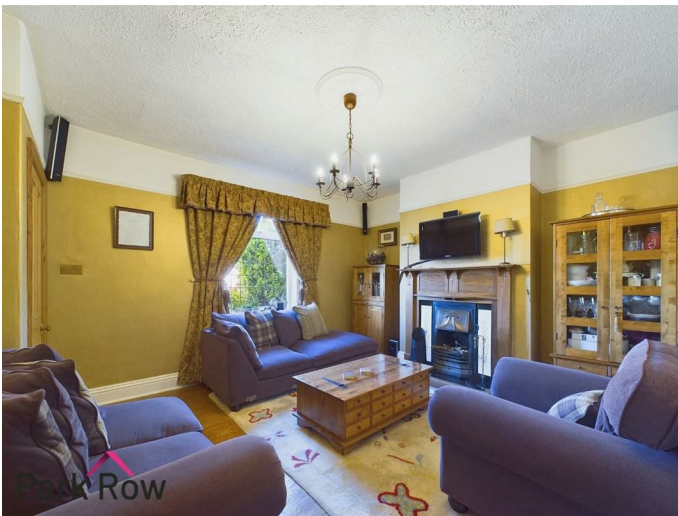
Stairs which lead up to the first floor accommodation with a wooden balustrade and spindles, central heating radiator and a solid oak internal door which leads into;

### LOUNGE

13'11" x 13'3" (4.25 x 4.05)



Double glazed square-shaped lead beading window to the front elevation, fireplace with a wooden surround and a tiled hearth plus cast-iron surrounding the fire itself, solid oak door leading into an under-stairs storage cupboard, solid wood flooring, central heating radiator and a further internal solid oak door which leads into;



### KITCHEN

17'10" x 7'4" (5.44 x 2.26)



Has two double glazed square-shaped lead beading windows to the rear elevation, wall and base units in a wooden shaker-style finish with stainless steel handles, granite flooring, roll-edge laminate worktop, two circular stainless steel sinks with chrome taps over set within the worktop with a built in water filter, integral dishwasher, integral undercounter fridge and freezer, integral washing machine, space for a freestanding range cooker with a stainless steel splashback and a stainless steel extractor fan over, space for dining room table and chairs, central heating radiator and a uPVC door with two double glazed square-shaped lead beading windows which leads out to the rear garden



**FIRST FLOOR ACCOMMODATION**

**LANDING**

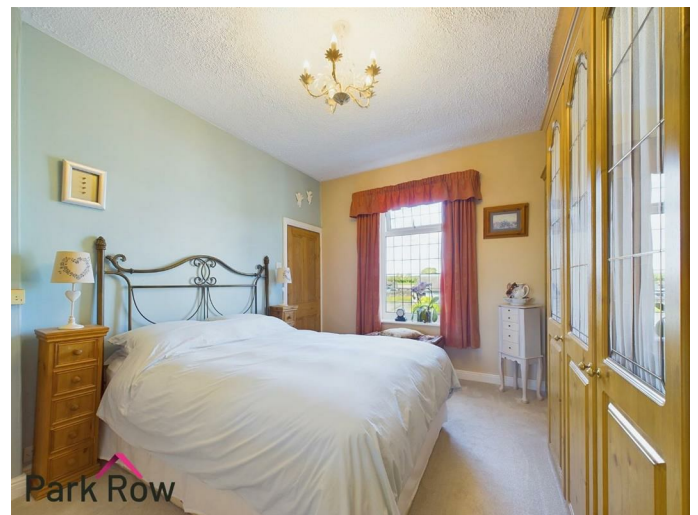
Stairs which up to the second floor accommodation with a wooden balustrade and spindles and internal solid oak doors which lead into;

**BEDROOM TWO**

13'2" x 9'4" (4.02 x 2.86)



Double glazed square-shaped lead beading window to the front elevation, full wall width built in wooden wardrobes with decorative glass inserts and lots of space for storage plus space for a television, central heating radiator and a solid oak door which leads into a a walk in wardrobe area with further space for storage.



### BEDROOM THREE

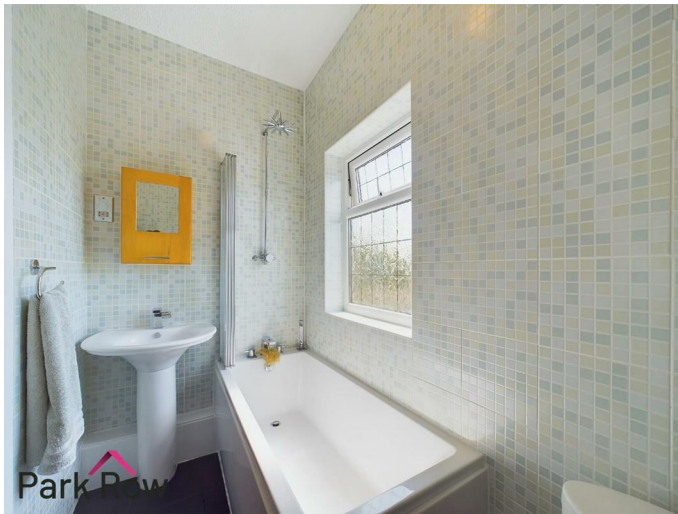
9'4" x 7'5" (2.86 x 2.27)



Double glazed square-shaped lead beading window to the rear elevation, decorative wooden panelling to the walls, door which leads into a storage cupboard and a central heating radiator

### FAMILY BATHROOM

8'0" x 4'5" (2.45 x 1.36)



Double glazed square-shaped lead beading window to the rear elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with chrome taps over, decorative mains star-shaped waterfall showerhead over the bath with a glass folding shower screen, fully tiled floor to ceiling, chrome heated towel rail and a wooden wall unit with space for storage.

### SECOND FLOOR ACCOMMODATION

#### LANDING

Internal solid oak doors which lead into;

### BEDROOM ONE

13'2" x 11'9" (4.03 x 3.59)



Wooden double glazed Velux window to the front elevation, cupboard door leading into a storage cupboard, space for a built in wooden board headboard, loft access and a central heating radiator

### EXTERIOR

#### FRONT



To the front of the property there is perimeter stone built dwarf wall, steps up which lead to a paved pedestrian pathway which gives access to the entrance, paved area with space for seating, decorative stoned area and borders filled with plenty of beautiful shrubs/bushes.

## REAR



Accessed via the wooden pedestrian gate to the rear or through the door in the kitchen where you will step out onto; a fully paved yard with space for seating, a built in brick built BBQ, built in brick built planters filled with mature shrubs, built in seating, built in storage, plenty of mature beautiful bushes, perimeter brick built dwarf wall with wooden fencing above to both sides and perimeter wooden fencing to the rear.



### 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.

### 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.

### 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.

### 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.

## **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**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

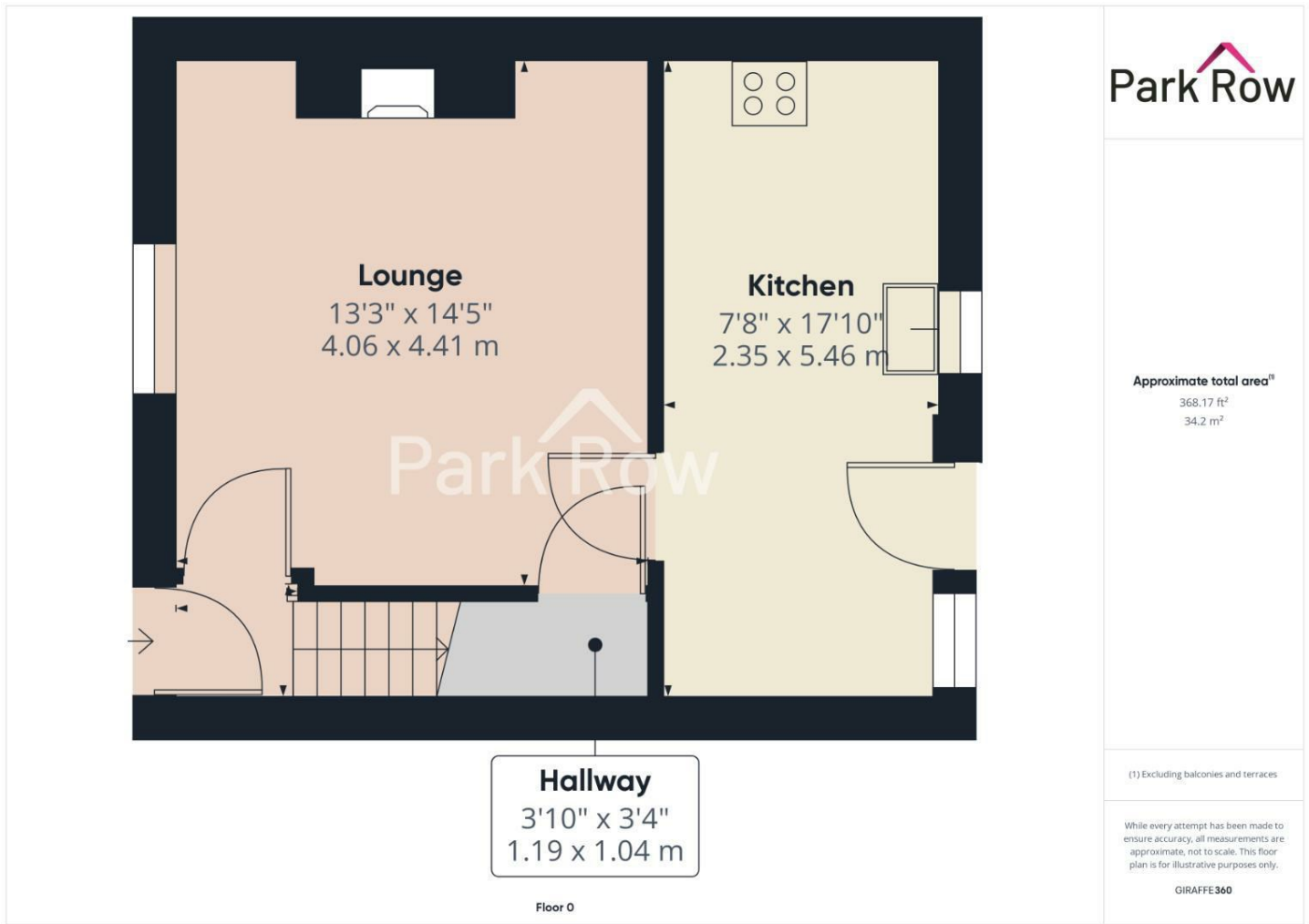
SELBY - 01757 241124

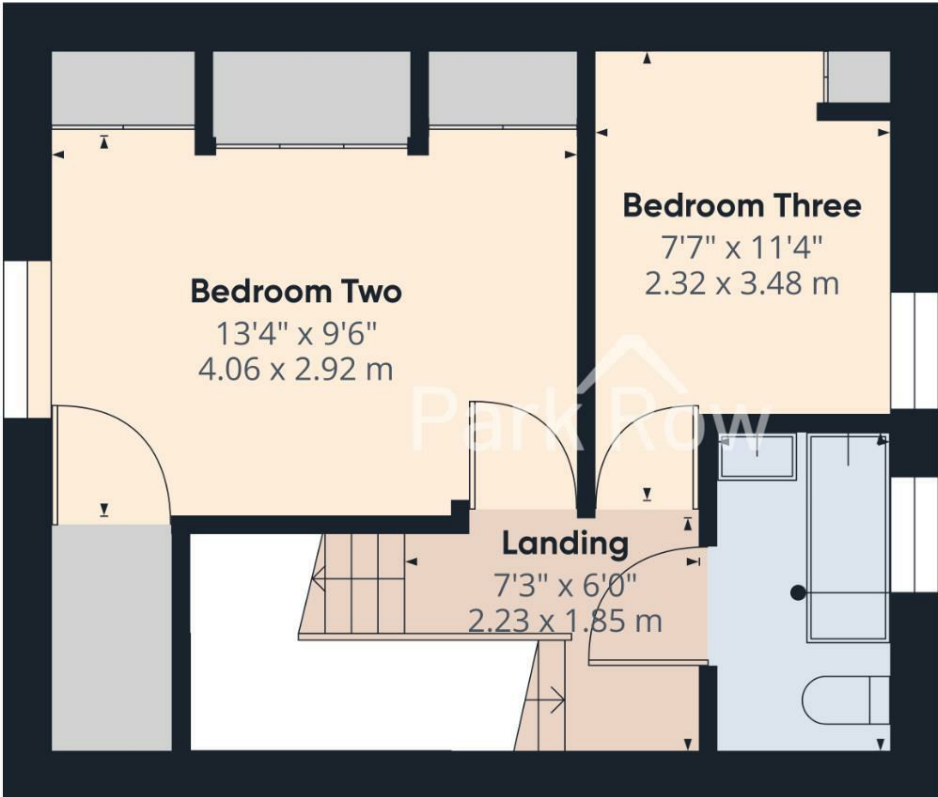
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





  
Park Row

Approximate total area<sup>(1)</sup>  
354.19 ft<sup>2</sup>  
32.91 m<sup>2</sup>

(1) Excluding balconies and terraces

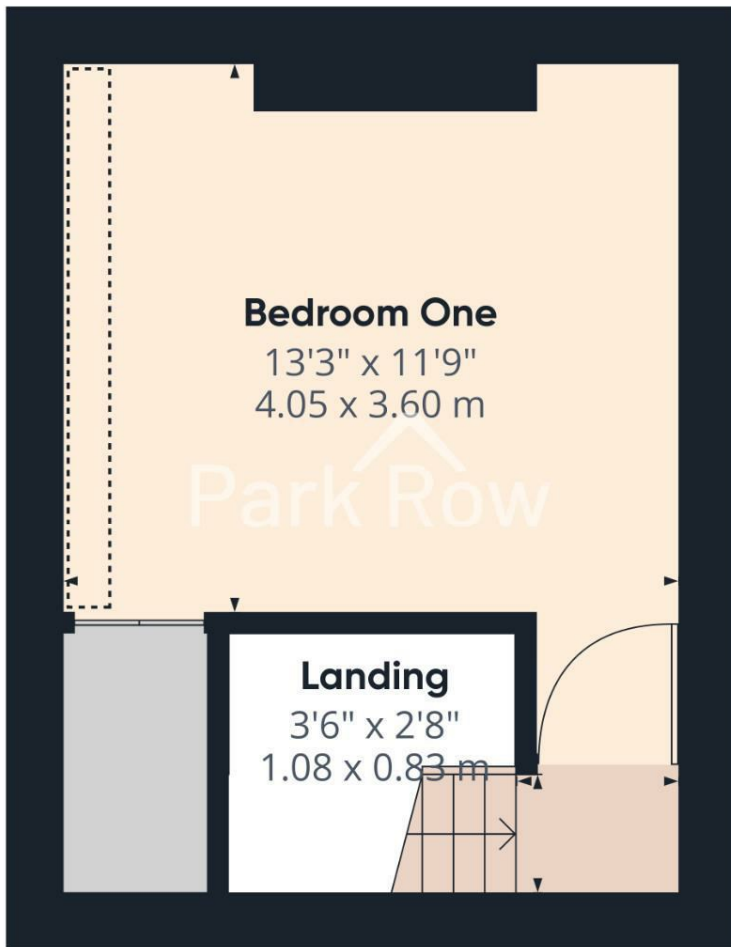
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1







Floor 2

**Park Row**

**Approximate total area<sup>(1)</sup>**  
 190.61 ft<sup>2</sup>  
 17.71 m<sup>2</sup>

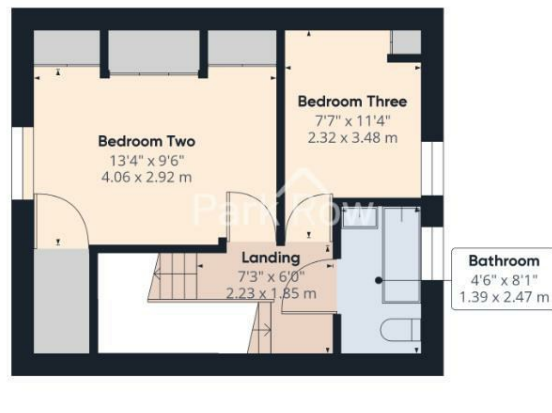
**Reduced headroom**  
 11.5 ft<sup>2</sup>  
 1.07 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
 (below 1.5m/4.92ft)

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**Park Row**

Approximate total area<sup>(1)</sup>  
912.98 ft<sup>2</sup>  
84.82 m<sup>2</sup>

Reduced headroom  
11.5 ft<sup>2</sup>  
1.07 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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