



Top House Farm Mews | Fairburn | WF11 9NX

£180,000

One bedroom semi-detached | Council Tax Band A | EPC Rating TBC

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RARE OPPORTUNITY. SUPERBLY PRESENTED. STUNNING LOCATION WITH VIEWS.

An immaculate and cosy home offered for sale in Fairburn, set within a sought after and peaceful cul-de-sac location. The property enjoys far reaching views, providing a sense of tranquillity while remaining conveniently positioned for local amenities.

Internally, the home features one reception room, a kitchen/diner, first floor bedroom with fitted wardrobes and shower room all finished to a high standard. Modern comforts include PVCu double glazing and gas central heating to ensure year-round energy efficiency and warmth. Externally, residents benefit from a private garden, single garage en-bloc, and additional parking, ideal for those seeking both indoor comfort and functional outdoor space.

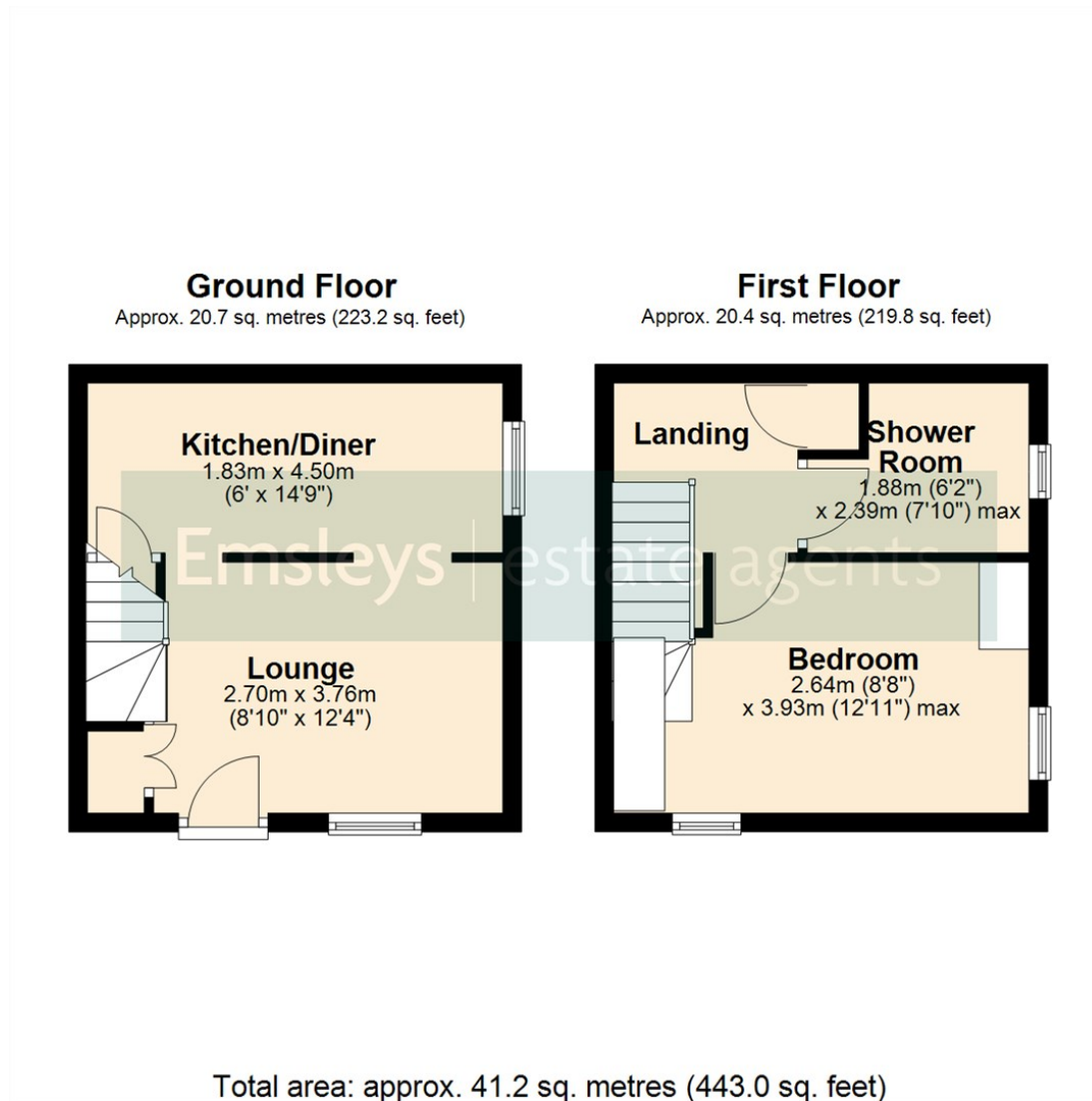
Fairburn offers a selection of scenic walking routes, making it well-suited for those who appreciate access to nature. The village is within easy reach of local facilities, including Fairburn Ings Nature Reserve, which offers wetlands and birdwatching opportunities. For everyday needs, nearby Knottingley provides supermarkets, eateries, and cafés, while the historic market town of Pontefract is just a short drive away.

Public transport links are accessible, with Knottingley railway station approximately 2.5 miles from the address, providing regular services to Leeds in about 35 minutes and Wakefield in around 25 minutes, facilitating straightforward commuting. For motorists, the A1(M) and M62 are close by, connecting to regional cities and employment centres with ease.

This semi-detached house in Fairburn presents an attractive opportunity for those seeking a well-maintained home in a desirable and convenient setting, with both rural and urban amenities within comfortable reach.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

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