



11b Ash Lea, Fairburn KNOTTINGLEY WF11 9LF

welcome to

11b Ash Lea, Fairburn KNOTTINGLEY

Spacious TWO bed UPPER FLOOR FLAT in SOUGHT AFTER VILLAGE offering a generous lounge, modern kitchen, two versatile bedrooms, GARDENS, loft storage and a DETACHED GARAGE. Close to nature reserve and great links to nearby towns, ideal for FIRST TIME BUYERS or INVESTORS!



Entrance

Lounge

17' 7" x 12' 8" (5.36m x 3.86m)

Kitchen

9' 7" x 9' 3" (2.92m x 2.82m)

Bedroom One

13' x 10' 4" (3.96m x 3.15m)

Bedroom Two

12' 7" x 9' 4" (3.84m x 2.84m)

Bathroom

Outdoor

Garage

annual rent :£35

Vendors Notes

The vendor has confirmed there are no additional service charges to those detailed.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



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- ** GUIDE PRICE £125,000 - £135,000 **
- TWO Bedroom, UPPER FLOOR FLAT
- DETACHED GARAGE
- Allocated GARDEN SPACE
- SOUGHT AFTER LOCATION

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 Feb 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

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Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF114324 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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