

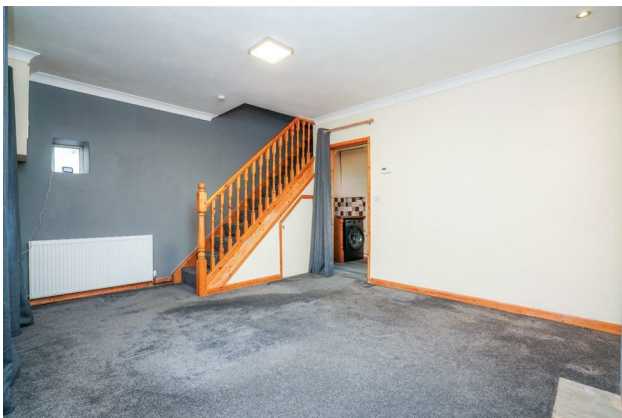
# HUNTERS®

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**4 Chapel Yard, Fairburn, Knottingley, WF11 9JU**

**Guide Price £140,000**

**Property Images**



# HUNTERS®

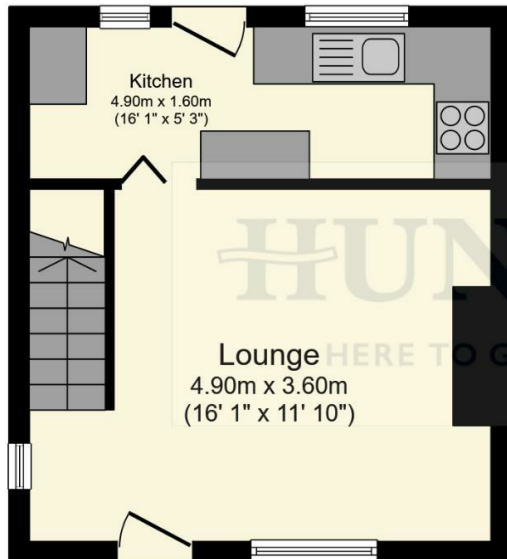
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## Property Images



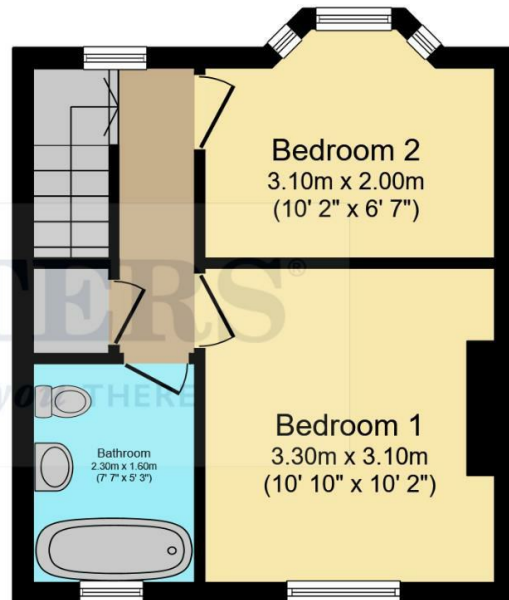


## Floorplan



Ground Floor

Floor area 26.2 sq.m. (282 sq.ft.)



First Floor

Floor area 26.7 sq.m. (288 sq.ft.)

Total floor area: 52.9 sq.m. (569 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Map



## Details

Type: House - Townhouse Beds: 2 Bathrooms: 1 Receptions: 1

Tenure: Freehold

## THE SETTING

Nestled within Chapel Yard, a peaceful cul de sac with only a handful of neighbouring homes, this property enjoys an idyllic setting with spectacular views over Fairburn Ings Nature Reserve. The village offers the charm of rural living while remaining perfectly connected, with excellent transport links to nearby towns and motorway networks.

Residents can enjoy an abundance of nature trails, parks, and countryside walks, alongside convenient access to local amenities. The bustling town centres of Castleford and Pontefract are just a short drive away, offering shops, restaurants, and entertainment. Nearby attractions include Junction 32 Shopping Village, Xscape Leisure Centre, and local sporting venues such as Castleford Tigers Rugby Ground and Pontefract Collieries Football Stadium.

## THE PROPERTY

Upon entering, you are greeted by a generous lounge featuring a log burner, creating a warm and inviting focal point ideal for relaxing or entertaining guests. The kitchen offers a range of fitted wall and base units, integrated cooking facilities, and direct access to the rear garden. With a little creativity, there is great potential to reconfigure the layout to include a dining area for family meals or entertaining.

Upstairs, the property offers two well sized bedrooms, with the second bedroom boasting a charming bay window that fills the space with natural light. The family bathroom features a three piece suite with complementary wall and floor tiling.

Externally, the home benefits from a courtyard style parking area to the front and a low maintenance paved rear garden, ideal for outdoor seating or container planting.

## Features

• End town house • Two bedrooms • Spacious living facilities throughout • Ideal for a first time buyer or investors alike • No onwards chain • Sought after village location • Off street parking facilities • Freehold • EPC rating TBC • Council tax band A