







## Manor Grange, Piper Hill Fairburn, Knottingley

Offers In Region Of £550,000

STUNNING FOUR-BEDROOM DETACHED HOME WITH STUNNING VIEWS!

OCCUPYING AN ELEVATED POSITION COMMANDING VIEWS ACROSS TO FAIRBURN ING NATURE RESERVE, THIS SUPERB FOUR-BEDROOM DETACHED HOME OFFERS A PEACEFUL AND PICTURESQUE SETTING PERFECT FOR FAMILY LIVING. THE PROPERTY BOASTS SPACIOUS AND WELL-PRESENTED ACCOMMODATION THROUGHOUT, INCLUDING A GENEROUS HALLWAY, KITCHEN DINER, LARGE SITTING ROOM, FORMAL DINING ROOM, UTILITY ROOM, DOWNSTAIRS CLOAKROOM, AND A DOUBLE GARAGE. SET WITHIN A GENEROUS PLOT WITH BEAUTIFULLY MAINTAINED GARDENS, THIS HOME OFFERS BOTH TRANQUILLITY AND PRACTICALITY.

### Entrance Hall

A welcoming and spacious hallway that sets the tone for this wonderful home. Includes a deep fitted cupboard, ideal for coats and general storage.

### Kitchen Diner

Fitted with an array of modern wall and base units, the kitchen includes an integrated double oven, electric hob, fridge-freezer, and dishwasher. A designated dining area provides the perfect space for everyday meals. A door leads to the separate utility room and the downstairs cloakroom, which comprises a low-level WC and wash basin.



### Formal Dining Room

A perfect space for entertaining, the formal dining room features high coved ceilings, neutral décor, and a large, double-glazed window framing stunning views providing an elegant and inviting room for family gatherings and dinner parties.

### Sitting Room

Generously proportioned, the sitting room boasts beautiful, coved ceilings, a large double-glazed window, and sliding patio doors that flood the space with natural light and open onto the rear garden. A tranquil setting to relax, with stunning views.

### Landing

The first-floor landing gives access to four spacious double bedrooms and the family bathroom. A large, fitted cupboard provides further useful storage.

### Bedrooms & Bathroom

All four bedrooms are well-proportioned doubles, each enjoying fabulous elevated views, particularly of the nearby lake and surrounding landscape.

The four-piece house bathroom includes a bath, corner shower, vanity sink unit, and low-level WC, all finished with tasteful tiling.



## Externally

Set on a generous plot, the property enjoys well-maintained lawned gardens to both sides and rear. A driveway offers ample off-road parking and leads to a double garage, with the potential to extend over the garage (subject to necessary planning permission). The setting is quiet, private, and ideal for those seeking both scenic beauty and practical family living.

## ADDITIONAL INFORMATION

Council Tax: E

EPC: D

Tenure: Freehold

Parking: Off Road parking

## UTILITIES

Electric: Mains

Gas: Mains

Water: Mains

Heating: Gas

Broadband: TBC

Mobile Coverage: 4G/5G check with your provider

## 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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they

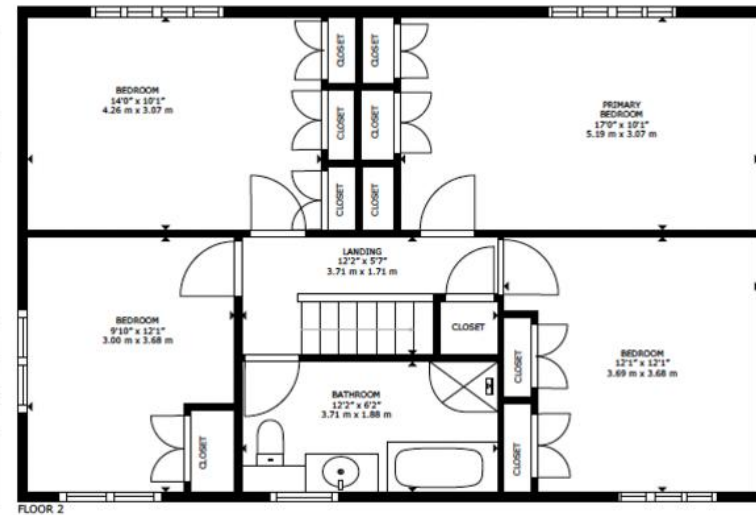
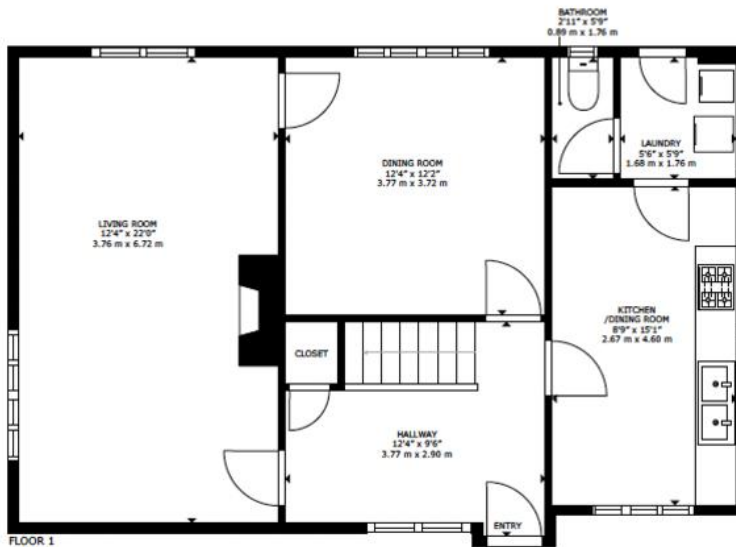
are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





GROSS INTERNAL AREA  
FLOOR 1: 746 sq. ft, 69 m<sup>2</sup>, FLOOR 2: 781 sq. ft, 73 m<sup>2</sup>  
TOTAL: 1,527 sq. ft, 142 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.









