

York

Priestley House
York
North Yorkshire
YO30 7BL

Blenkin
& Co
LETTINGS

Beckfield Farm, Fairburn, Knottingley, West Yorkshire, WF11 9JJ

£3,000 PCM



With five double bedrooms and three reception rooms, this incredible farmhouse sits in an elevated position, overlooking Fairburn Ings.

Enter through the conservatory, suitable to be used as a boot room/ utility with plumbing for a washing machine, and space for a dryer. The kitchen is next and well equipped, with an AGA and integrated appliances. A hallway provides access to three reception rooms, stairs to the first floor, and doors to the rear garden. There's underfloor heating with individual room controls to the ground floor, as well as open fires and a log burner.

On the first floor, you'll find two double bedrooms with fitted wardrobes, the main bedroom with a beautiful en-suite bathroom and walk-in wardrobe, as well as the family bathroom with a double-ended roll top bath, walk-in shower and dual basins.

The second floor has two further double bedrooms, each with far-reaching views over the farm, nature reserve and countryside.

Outside: Located on a working farm, a private drive leads to off-street parking for multiple vehicles. To the rear of the property is a lawned garden and a patio, with far-reaching views over Fairburn Ings.

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Features

- Five Bedroom Detached Home
- Private Driveway and Parking
- Located on a Working Farm
- Four Stables and Grazing Paddock
- Biomass Heating Included
- Dog-Friendly Property
- Available for June Move-In
- 12 Month Assured Shorthold Tenancy

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Floorplan



Approx. Gross Internal Floor Area 3000 sq. ft / 278.70 sq. m
 Illustration for identification purposes only. Measurements are approximate, not to scale.
 Produced by Elements Property

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