

## West Acres, Byram, West Yorkshire

A very large rear garden | Off street parking for up to four vehicles | Detached garage | Modern kitchen | Separate dining room | Three generous bedrooms | Excellent commuter links | Quiet village location

3 Bedroom Semi Detached House | Asking Price: £194,995

Rosedale  
& Jones





# West Acres, Byram, West Yorkshire

## DESCRIPTION

A huge garden, three good sized bedrooms, a modern kitchen and dining room, all in a lovely quiet village with excellent commuter links. Great property for first time buyers, small families or downsizers. Viewings are highly recommended.

## Key Features

- A very large rear garden
- Off street parking for up to four vehicles
- Detached garage
- Modern kitchen
- Separate dining room
- Three generous bedrooms
- Excellent commuter links
- Quiet village location



## LOCATION

Situated just off of the Old Great North Road, this property benefits from excellent commuter links and enjoys access to some excellent local amenities. Byram is a small village community which is very quiet, but because it also enjoys immediate access to the A1 and M62 motorway systems the larger surrounding urban areas like Knottingley, Pontefract, Castleford, Wakefield and Leeds are all only a short commute away. The picturesque and tranquil village of Brotherton benefits from some beautiful scenery and a number of riverside and canal side walks stretch for tens of miles.

## EXTERIOR

### Front

Low maintenance, consisting of a driveway which can comfortably accommodate four vehicles with off street parking and a detached garage to the rear for added storage space. Light decorative floral borders.

### Rear

A large and enclosed garden, perfect for children and pets. Features include: a generous veranda and patio which covers half of the exterior seating area. The garden is quite private and well presented, benefiting from a large grass lawn and decorative floral borders. There is also space for a medium sized storage shed.

## INTERIOR - Ground Floor

### Living Room

*5.15m x 2.99m*

This lovely open plan space can accommodate a selection of furniture layouts, as required and features a 'multi-fuel' log burner with a stone base. Central Heated radiator and two large Double Glazed windows to the front aspect. Note: there is also an under-stairs storage closet for added storage.

### Kitchen

*4.19m x 3.10m*

A modern installation with a good amount of unit space for storage. Supported appliances include: a fitted electric oven, with extractor fan above and four ceramic hobs, a fitted fridge freezer, dishwasher and washing machine. Additional features include a 1.5l sink and drainer with hot and cold taps and splashback tiling to the walls. Central Heated radiator and Double Glazed windows to the rear aspect.

### Dining Room

*2.93m x 1.69m*

A large enough space to accommodate a four seater dining table and chairs. Double Glazed windows to the rear aspect and a composite exterior door complete with Double Glazed 'stained glass' which leads onto the patio area. Note: storage closet

### Bathroom

Premium quality tiling to the walls, a wash basin with fitted storage units underneath and a bathtub with standing shower and a glass water-guard. Central Heated towel rack and a 'frosted' Double Glazed window to the rear aspect.

## **INTERIOR - First Floor**

### **Landing**

Loft access and a Double Glazed window to the front elevation.

### **W/C**

Consists of a w/c with splash back tiling and a 'frosted' Double Glazed window to the side elevation.

### **Bedroom One**

*4.29m x 2.99m*

Large enough for a King-size bed and plenty of storage furniture, as preferred. Central Heated radiator and Double Glazed windows to the front elevation.

### **Bedroom Two**

*4.30m x 3.11m*

Large enough for a double bed and plenty of storage furniture, as preferred. Central Heated radiator and Double Glazed windows to the rear elevation.

### **Bedroom Three**

*3.04m x 2.13m*

A good sized third bedroom which can easily support a single bed and associated furniture. Ideal as a child's bedroom, a nursery, a home office, or possibly even a dressing room. Central Heated radiator and Double Glazed windows to the rear elevation.

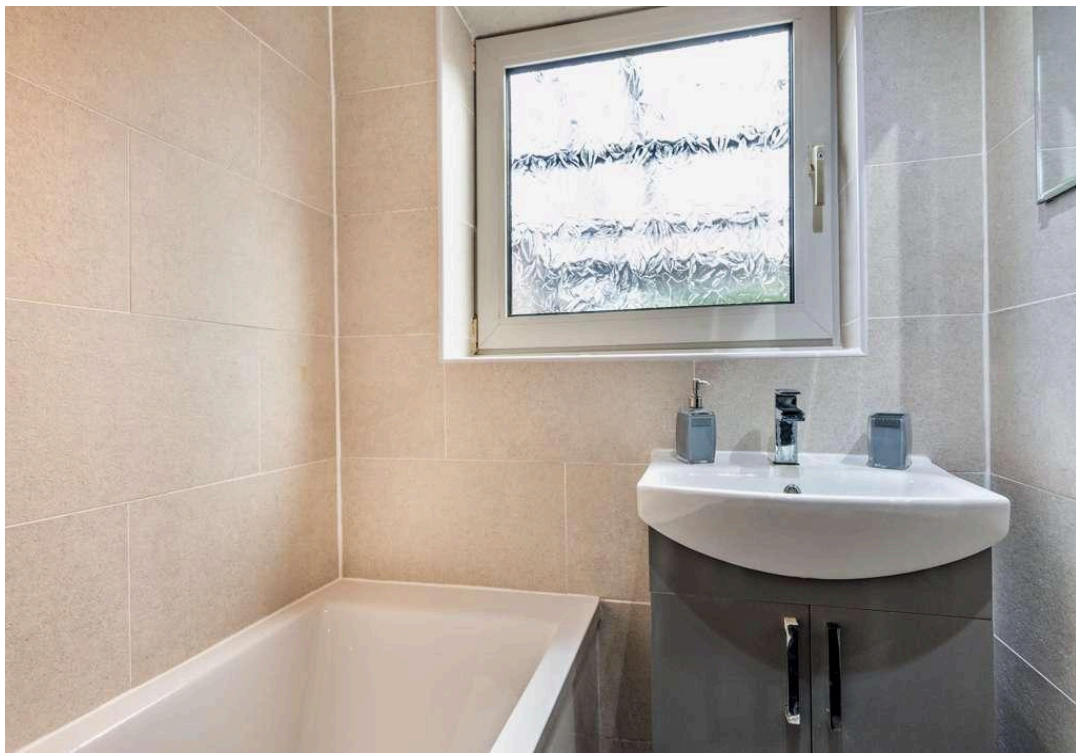
### **Unique Reference Number**

LCLG

### **Disclaimer**

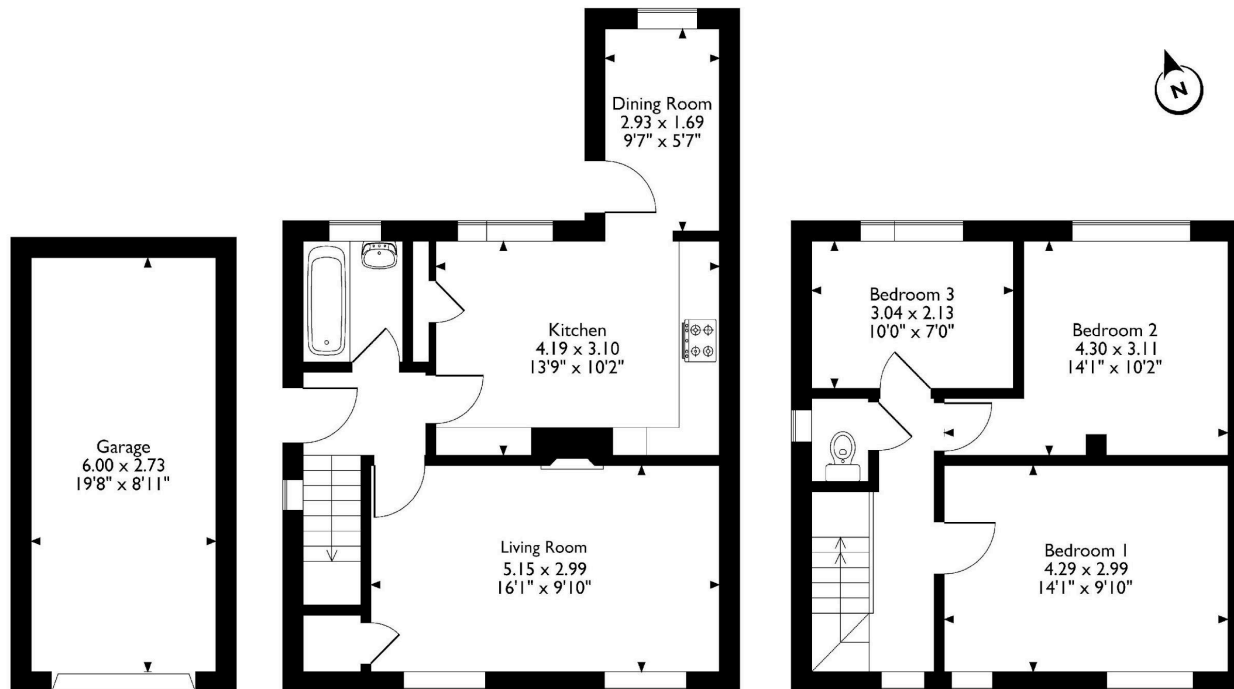
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West Acres, Knottingley  
 Approximate Gross Internal Area  
 Main House = 82 Sq M/883 Sq Ft  
 Garage = 16 Sq M/172 Sq Ft  
 Total = 98 Sq M/1055 Sq Ft



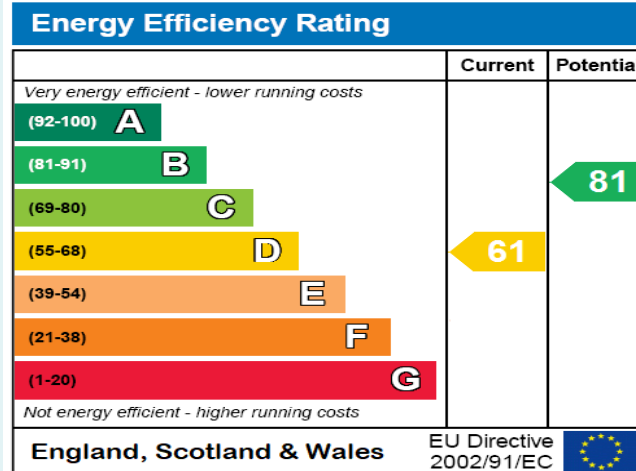
**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



### DISCLAIMER

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