



**Byram Grange Great North Road,Byram-Cum-Sutton Knottingley WF11
9PA**

welcome to

Byram Grange Great North Road,Byram-Cum-Sutton Knottingley

GUIDE PRICE £500,000-£520,000 Four bedroom detached executive style family home! Located in Byram, close to commuter links including the quick access to the A1 and M62. This property boasts a detached garage, landscaped entertaining gardens and an electric gated driveway.



Entrance Hall

A large grand hallway laid with Amtico flooring with a double glazed window and front entrance door, coving to the ceiling, a gas central heating radiator with a sweeping staircase to the gallery landing. Doors leading off into the; downstairs WC, study, lounge and the kitchen.

Wc

With a low level flush WC, wash hand basin, part tiling to the walls, a gas central heating radiator and a double glazed window to the front aspect.

Study

4' 10" x 7' 6" (1.47m x 2.29m)

With bespoke hand made to measure desk and shelving unit, coving to the ceiling, a gas central heating radiator and a double glazed window to the front aspect.

Kitchen

12' 11" x 10' 3" (3.94m x 3.12m)

Boasting a stunning range of bespoke, oak wall and base units and island with granite work surfaces and splash back. A stainless steel bowl and half sink with mixer tap, integrated electric hob, AEG oven, integrated microwave, Bosch dishwasher, wine cooler, fridge and freezer, tiled flooring, coving to the ceiling, spotlights to the ceiling, under unit and floor lighting, two double glazed windows overlooking the enclosed rear garden and a side entrance door.

Utility Room

4' 10" x 7' 6" (1.47m x 2.29m)

Off the kitchen with matching oak wall and base units and granite work surfaces over, sink with mixer tap and splash back. plumbing for a washing machine, spotlights, under unit lighting, floor lighting, waste disposal unit, coving to the ceiling, a gas central heating radiator and a double glazed window to the front aspect.

Lounge

10' 3" x 20' 11" (3.12m x 6.38m)

With two double glazed windows to the rear and two double glazed windows to the front aspect bringing in lots of natural light, a focal fire place with oak surround, marble inset and hearth with a living flame coal effect gas fire, coving to the ceiling with two ceiling roses and a gas central heating radiator.

Dining Room

10' 6" x 11' 6" (3.20m x 3.51m)

With double glazed French doors leading into the garden, coving to the ceiling with a ceiling rose, Amtico flooring and a gas central heating radiator.

Landing

A gallery landing with deep coving to the ceiling, a ceiling rose, and doors into all the rooms.

Master Bedroom

21' x 10' 4" (6.40m x 3.15m)

With a double glazed window to the rear and two double glazed windows to the front aspect, laminate flooring, coving to the ceiling and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower, fully tiled walls and floor, extractor fan, shaver point, chrome heated towel rail and a double glazed frosted window to the rear aspect.

Bedroom Two

10' 6" x 10' 4" (3.20m x 3.15m)

With a double glazed window to the rear aspect, fitted wardrobes, laminate flooring, coving to the ceiling, access to the loft and a gas central heating radiator.

Bedroom Three

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

With two double glazed windows to the front aspect, fitted wardrobes, laminate flooring, coving to the ceiling and a gas central heating radiator.

Bedroom Four

11' x 8' 10" (3.35m x 2.69m)

With a double glazed window to the front aspect, fitted wardrobes, wood flooring, coving to the ceiling and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over and shower screen, fully tiled to walls and flooring, extractor fan, shaver point, chrome heated towel rail and a double glazed frosted window to the rear aspect.

Exterior

Outside of the property you will find secure enviable gardens that wrap around the property. To the front of the property there is a large hedge creating a private enclosed garden with a large lawned area and a range of mature shrubs/trees. The rear garden is a perfect space for entertaining with Indian stone patios providing several places to entertain, a decorative slate centre piece with a water feature, borders surrounding planted with mature trees/shrubs and to the bottom of the garden a pergola, outside lighting, a detached double garage, off street parking and secure electric gates and intercom system.

Double Garage

A detached double garage fitted with power and lighting.



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Byram Grange Great North Road, Byram-Cum-Sutton Knottingley

- ***GUIDE PRICE £500,000-£520,000***
- Ensuite To Master Bedroom
- Garden Surrounding Property
- Double Driveway And Double Garage
- Executive Family Home

Tenure: Freehold EPC Rating: C

guide price

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON116791 - 0009

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