

East Acres, Byram Knottingley WF11 9DX

Welcome to

East Acres, Byram Knottingley

Three bedroom end-terraced property located in Byram with NO ONWARD CHAIN. In need of some modernisation throughout the property has bags of potential and would make a fabulous family home.













Entrance Hall

With a UPVC front entrance door, stairs to the first floor, gas central heating radiator and a UPVC double glazed window to the side aspect.

Lounge

11' 4" x 21' 2" (3.45m x 6.45m)

With UPVC French doors to the rear, electric fire, gas central heating radiator and a UPVC double glazed window to the front aspect.

Kitchen

8' 11" x 8' 4" (2.72m x 2.54m)

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink and half with drainer, gas hob, double Bosch oven, integrated fridge freezer, tiled to splash back, washing machine, a gas central heating radiator, UPVC side door and a UPVC double glazed window to the rear aspect.

Landing

With stairs from the hallway and a UPVC double glazed window to the side aspect.

Bedroom One

11' $10" \times 10' 1" (3.61m \times 3.07m)$ With a UPVC double glazed window to the font

aspect, gas central heating radiator and built in wardrobes.

Bedroom Two

9' x 11' 4" ($2.74m \times 3.45m$)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Three

8' 10" $\max x$ 8' $\max (2.69m \max x 2.44m \max)$ With a UPVC double glazed window to the front aspect, box over stairs and a gas central heating radiator.

Bathroom

A suite consisting of a bath with shower over and shower screen, wash hand basin set in a vanity unit, tiled walls and a UPVC double glazed window to the rear aspect.

Wc

A low level flush WC, tiled walls, gas central heating radiator and a UPVC double glazed window to the side aspect.

Front Garden

A small lawn, fence and pebble to the side.

Rear Garden

A low maintenance garden with pebbles, patio seating area and a timber fence surround.





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East Acres, Byram Knottingley

- Three Bedroom End-Terraced Home
- NO ONWARD CHAIN
- Front And Rear Gardens
- Separate WC to Bathroom
- In Need Of Some Modernisation

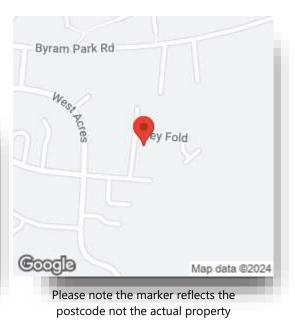
Tenure: Freehold EPC Rating: Awaited

£160,000









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would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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