



**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" x 10' 1" ( 3.61m x 3.07m )

With a UPVC double glazed window to the front aspect, gas central heating radiator and built in wardrobes.

### **Bedroom Two**

9' x 11' 4" ( 2.74m x 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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## Welcome to

### 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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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON117886 - 0002

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