



Marlborough Avenue, Byram Knottingley WF11 9NP



**william
h brown**

Welcome to

Marlborough Avenue, Byram Knottingley

Situated in popular location in Byram is this two bedroom detached bungalow. CHECK OUT THIS TWO BEDROOM BUNGALOW! Available with NO ONWARD CHAIN with a low maintenance rear garden.



Side Entrance Hall

With a UPVC side entrance door, wood effect laminate flooring, two storage cupboards housing the boilers and laminate flooring.

Lounge

17' 5" max x 10' 8" max (5.31m max x 3.25m max)
With a UPVC double glazed window to the side aspect, focal fireplace with marble inset and matching hearth and a gas central heating radiator.

Dining Kitchen

17' 6" max x 10' 10" max (5.33m max x 3.30m max)
A fitted kitchen consisting of wall, base and draw units with granite work surfaces over, sink and drainer, gas hob, built in microwave, electric oven, integrated washing machine, dish washer, fridge freezer, under cupboard lighting, tiled splash back, tiled flooring, USB charger, gas central heating radiator and two UPVC double glazed windows to the front and side aspects.

Conservatory

15' 5" max x 5' 6" (4.70m max x 1.68m)
UPVC construction, wood effect laminate flooring and UPVC French doors to the side.

Bedroom One

12' 2" max x 10' 5" max (3.71m max x 3.17m max)
With a UPVC double glazed windows to the front aspect, built in wardrobes and a gas central heating radiator.

Bedroom Two

11' 4" max x 12' 1" max (3.45m max x 3.68m max)
With a UPVC double glazed window to the side aspect, fitted wardrobes and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, fully tiled and a sky light to the rear.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, tiled bath with shower attached, fully tiled walls and flooring, gas central heating radiator and a UPVC double glazed window to the side aspect.

Front Garden

A very large block paved driveway with timber fence surround and mature trees to the borders.

Rear Garden

A low maintenance rear garden mainly paved with detached garage and a large workshop.

Garage

8' 9" max x 21' 4" max (2.67m max x 6.50m max)
A detached garage with up and over door, power and lights and a UPVC double glazed window to the side aspect.



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Welcome to

Marlborough Avenue, Byram Knottingley

- Two Bedroom True Detached Bungalow
- NO CHAIN
- Ensuite To Master Bedroom
- Conservatory
- Detached Garage

Tenure: Freehold EPC Rating: C

offers in the region of

£230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117917 - 0007

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