



Marlborough Avenue, Byram Knottingley WF11 9NP



Welcome to

Marlborough Avenue, Byram Knottingley

GUIDE PRICE £240,000 - £250,000 A three bedroom detached bungalow in Byram offering an entrance hall, lounge diner, conservatory, kitchen, bathroom, front garden with driveway, enclosed rear garden and attached garage. A great opportunity to create a spacious family home!



Entrance Hall

With a front entrance door, two storage cupboards, gas central heating radiator and access to the half boarded loft with ladder.

Lounge

27' 6" max x 13' 8" max (8.38m max x 4.17m max)

With a bay window to the front, gas fire with stone surround, double door to the conservatory, and two gas central heating radiators.

Kitchen

8' 10" x 12' 11" (2.69m x 3.94m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, space for washing machine, tumble dryer, fridge freezer and cooker. Part tiled to walls, gas central heating radiator, window to the rear and a door to the rear.

Conservatory

13' 2" x 10' 10" (4.01m x 3.30m)

Constructed under UPVC and brick, tiled flooring, electric and a door to the rear.

Bedroom One

8' 11" x 11' 2" (2.72m x 3.40m)

With a window to the front, fitted wardrobes with over bed cupboards and a gas central heating radiator.

Bedroom Two

8' 9" x 9' 4" (2.67m x 2.84m)

With a window to the rear, built in cupboards and a gas central heating radiator.

Bedroom Three

8' 4" x 6' 7" (2.54m x 2.01m)

With a window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with electric shower, extractor fan, tiled walls and flooring, boiler, gas central heating radiator and two windows to the rear.

Front Garden

With a large tarmac driveway, lawn, flower boarders and wooden fence.

Rear Garden

A lawned garden with a paved patio seating area, paved path, green house and wooden fence surround.

Garage

Manual doors and car port.



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Welcome to

Marlborough Avenue, Byram Knottingley

- ***GUIDE PRICE £240,000 - £250,000***
- Three-bedroom detached bungalow in the popular village of Byram
- Spacious lounge diner plus a bright conservatory overlooking the garden
- Practical kitchen with scope for modernisation
- Front garden, driveway with ample parking, and attached garage

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£240,000 - £250,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119350 - 0003

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