



**West Acres, Byram Knottingley WF11 9DU**



**welcome to**

**West Acres, Byram Knottingley**

Charming three bedroom semi-detached home in Byram.



This delightful semi-detached house, perfect for families, is located in the peaceful village of Bryam. Offering a generous double driveway for easy parking, this home boasts both comfort and convenience.

As you step inside, the welcoming entrance hall features carpet flooring and under-stair storage. The spacious lounge, complete with carpet flooring and a coal fire, offers a warm and inviting space. An archway leads seamlessly to the dining room, which comfortably accommodates a dining table.

The fitted kitchen includes ample wall and base units, an electric cooker, and space for a fridge-freezer, all complemented by Lino flooring.

Upstairs, you'll find three well-proportioned bedrooms - two generous doubles and one single, all with carpet flooring and space for wardrobes. The family bathroom includes a bath, wash hand basin, and Lino flooring.

Outside, the property benefits from a front garden with a lawn area and a private rear garden, also featuring a lawn and gated access, perfect for outdoor activities and entertaining.

This well-maintained home in Bryam is a fantastic opportunity for buyers looking for comfort, space, and a welcoming village atmosphere. Don't miss out - book a viewing today!



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## Side Porch

## Entrance Hall

## Lounge

10' 11" x 11' 7" plus recess ( 3.33m x 3.53m plus recess )

## Dining Room

9' 5" x 10' 10" ( 2.87m x 3.30m )

## Kitchen

11' 8" x 8' 8" ( 3.56m x 2.64m )

## First Bedroom

11' 3" x 11' 8" + recess ( 3.43m x 3.56m + recess )

## Second Bedroom

12' 5" x 9' 5" ( 3.78m x 2.87m )

## Third Bedroom

8' 8" x 7' 11" ( 2.64m x 2.41m )

## Bathroom

## Front Garden

## Rear Garden

## Parking



welcome to

## West Acres

- Semi-Detached House
- Three Bedrooms
- Double Driveway
- Low Maintenance Rear Garden
- 

Tenure: Freehold EPC Rating: F

offers over

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SEL108204 - 0004

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