



2 Bed
Bungalow -
Detached
located in
Knottingley
£250,000



LOGIC
REAL ESTATE

Buckingham Way
Byram
Knottingley
WF11 9NW



Logic Real Estate are delighted to present this spacious two-bedroom detached bungalow, occupying a generous plot in a highly sought-after residential area. Complete with a driveway, garage, and private rear garden, this attractive property offers well-proportioned single-storey living with bright interiors and excellent scope for personalisation or further enhancement.

The accommodation briefly comprises: an entrance hall, a generous lounge with feature fireplace and French doors opening into a sunroom, providing a pleasant outlook over the rear garden. The fitted kitchen includes a range of wall and base units, while two well-sized double bedrooms and a recently modernised family bathroom with bath, overhead shower, wash basin, and WC complete the internal layout.

Externally, the property is approached via a driveway offering ample off-street parking and access to an attached single garage. To the rear, a private enclosed garden features both lawn and patio areas—ideal for outdoor dining, relaxation, or those with a passion for gardening.

Situated within a popular and well-established neighbourhood, the property enjoys convenient access to local amenities, reputable schools, and excellent transport links, all while maintaining the peace and privacy of its residential setting. Offered for sale with no onward chain, this appealing bungalow presents a rare opportunity to acquire a detached home offering space, potential, and a prime location.

Entrance Hallway
10'2" x 3'9"

Enter through composite door with opaque glazed window panels to front aspect. Central heated radiator. Two built ins storage cupboard and one housing the boiler. Loft access and vinyl wood effect flooring throughout.

Lounge
15'5" x 11'12"

UPVC double glazed window to side aspect. Double central heated radiator and wall mounted light points. Feature electric fire marble hearth and surround. UPVC double glazed French doors leading to conservatory.

Sunroom
9'1" x 8'7"

Wood effect vinyl flooring throughout and UPVC double glazed French doors leading to rear garden. Double central heated radiator. UPVC double glazed windows to side and rear aspect.

Kitchen
10'3" x 8'2"

Fitted with a range of matching high and low level storage units complemented by granite-effect work surfaces. Tiling to splashback areas. Stainless steel sink with drainer and mixer tap. Hotpoint four-ring hob with extractor hood above and built-in Bosch oven and grill. Space and plumbing for a fridge freezer and washing machine, with additional provision for a dryer or dishwasher. Tiled flooring throughout. UPVC double-glazed window to the front aspect.

Main Bedroom
12'2" x 10'10"

A good sized double bedroom having UPVC double glazed window to rear aspect. Central heated radiator and space for wardrobes.

Bedroom Two
8'1" x 10'9"

A good sized double bedroom having UPVC double glazed window to front aspect. Central heated radiator.

Main Bathroom
7'2" x 5'7"

Modern three piece suite comprising of a low level W/C. Handwash basin mounted over vanity unit and bath with tiled panel and shower over. Tiled walls throughout and UPVC double glazed opaque window to side aspect. Heated towel rail/radiator. Wood effect tiled flooring.

Exterior

Front garden is mainly paved throughout with a small lawned area. Manual gate on entry. Timber fencing and brick walling to boundaries. Stairs to integrated garage and access gate to both sides of the property leading to the rear garden. Rear garden is in a westerly facing sunny position. Mainly laid to lawn with borders to side with bushes, shrubs and apple tree. Paved patio/ seating area. Good size storage shed. Timber fencing to boundaries.



Entrance Hallway 10'2" x 3'9"

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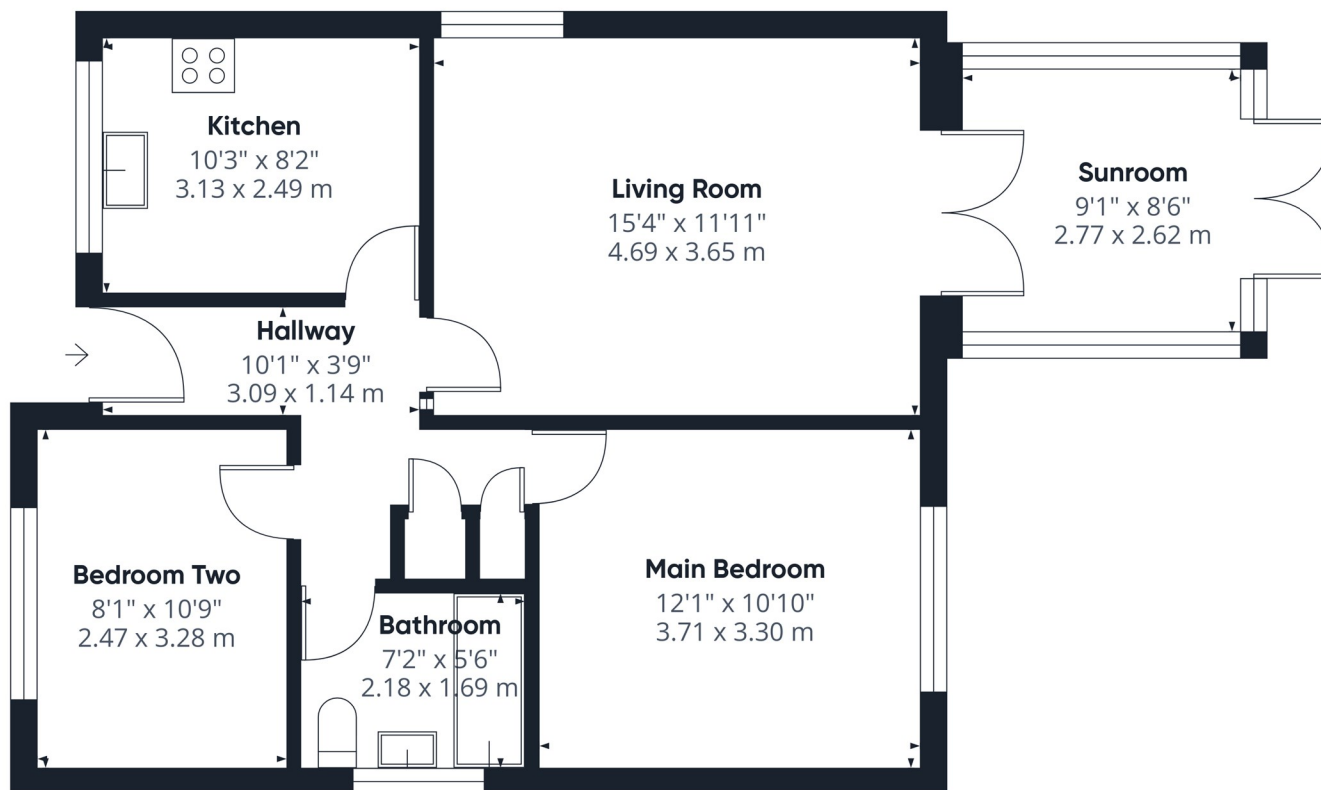
Main Bathroom 7'2" x 5'7"

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Approximate total area⁽¹⁾
686 ft²
63.8 m²

(1) Excluding balconies and terraces

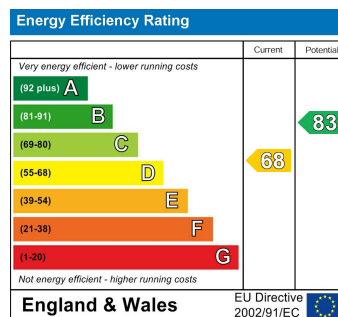
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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