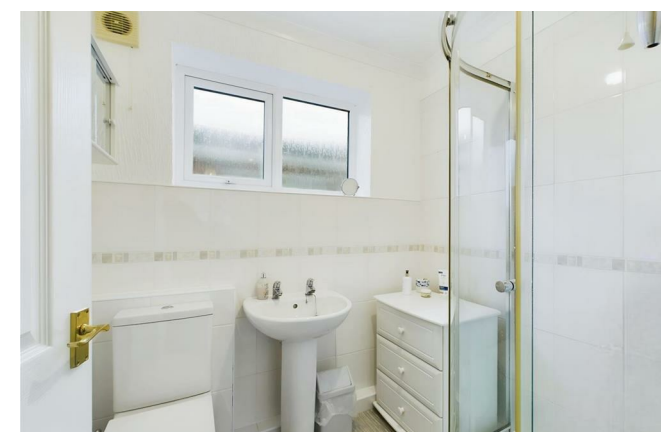




**Sandringham Road, Byram,
Knottingley
£190,000**


MARTIN&CO

Sandringham Road, Byram, Knottingley

Bungalow - Detached

2 Bedrooms, 1 Bathroom

£190,000

- BEAUTIFULLY PRESENTED & WELL MAINTAINED DETACHED BUNGALOW
- SET WITHIN ATTRACTIVE LOW MAINTENANCE GARDENS WITH DRIVEWAY & DETACHED GARAGE
- READY TO MOVE INTO HAVING A STYLISH MODERN KITCHEN AND BATHROOM
- 'L' SHAPE RECEPTION ROOM WITH PATIO DOORS OPENING TO THE SOUTH WEST FACING REAR GARDEN
- CONVENIENTLY PLACED WITHIN WALKING DISTANCE OF CONVENIENCE STORE/POST OFFICE
- PLEASANT COUNTRYSIDE/FARMLAND IS A SHORT STROLL AWAY, IDEAL FOR DOG WALKERS
- LOCALLY WELL REGARDED VILLAGE BEING WITHIN CLOSE DRIVING DISTANCE OF MAJOR NORTHERN TOWNS & CITIES
- AN EARLY INSPECTION IS HIGHLY RECOMMENDED AS THIS DELIGHTFUL BUNGALOW WILL NOT BE AROUND FOR LONG!

Situated on Sandringham Road in the locally well regarded village of Byram, Knottingley, this immaculate two-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property boasts a well-maintained interior, featuring a spacious reception room that invites relaxation and social gatherings. With two generously sized bedrooms and a modern bathroom, this home is ideal for those seeking a tranquil living space.

The bungalow is set within low-maintenance gardens, allowing you to enjoy the outdoors without the burden of extensive upkeep. A driveway leads to a detached garage, providing ample off-street parking for your vehicle.

Location is key, and this property does not disappoint. Just a short stroll away, you will find a convenience store and Post Office, catering to your everyday needs. The surrounding countryside and farmland offer picturesque views and delightful walking opportunities, perfect for leisurely strolls.

Despite its semi-rural setting, the bungalow is conveniently located with easy access to Northern towns and cities via nearby arterial roads and motorways, making commuting a breeze.

Equipped with gas central heating and UPVC double glazing, this home is ready for you to move in and start your next chapter. An internal inspection is highly recommended to fully appreciate the quality and charm this property has to offer. Don't miss the opportunity to make this delightful bungalow your new home.



Entrance Hallway

A spacious hallway accessed via a composite double glazed door to the side aspect. There is a loft hatch which provides access to the partly boarded loft space, coving to the ceiling, central heating radiator, storage cupboard which houses the central heating boiler and doors opening to the lounge, kitchen, two bedrooms and bathroom.

Kitchen

A modern and generous breakfast kitchen which has a UPVC double glazed window to the side aspect. The kitchen has a comprehensive range of stylish grey high gloss base and wall cupboard units with laminate work surfaces with tiled splashbacks

incorporating a one and a half bowl sink and drainer unit with chrome mixer tap over, an integrated gas hob with extractor fan over plus an integrated double electric oven. There is plumbing for automatic washing machine, space for fridge/freezer and a central heating radiator.

Lounge/Dining Room

An open plan L shaped lounge and dining room has a UPVC double glazed window and UPVC double glazed sliding patio door overlooking the rear garden. A feature fireplace with marble hearth and inset houses a electric flame effect fire. Having coving to the ceiling, a useful serving hatch with double doors opening onto the kitchen and central heating radiator.



Shower Room
 Fitted with a modern white suite comprising of a shower cubicle with Triton T80 electric shower, a pedestal hand wash basin and comfort height low flush W.C. Having a UPVC double glazed window to the side aspect and complimentary tiling to the walls, coving to the ceiling and central heating radiator.

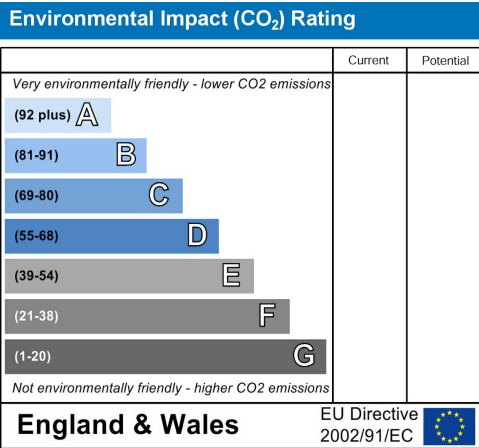
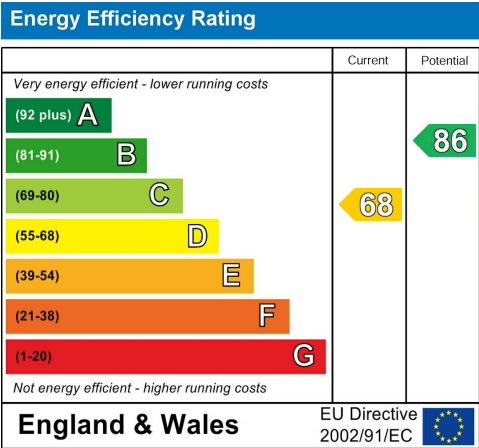
Bedroom One
 Having fitted wardrobes to one wall, coving to the ceiling, UPVC double glazed window to the front aspect and central heating radiator.

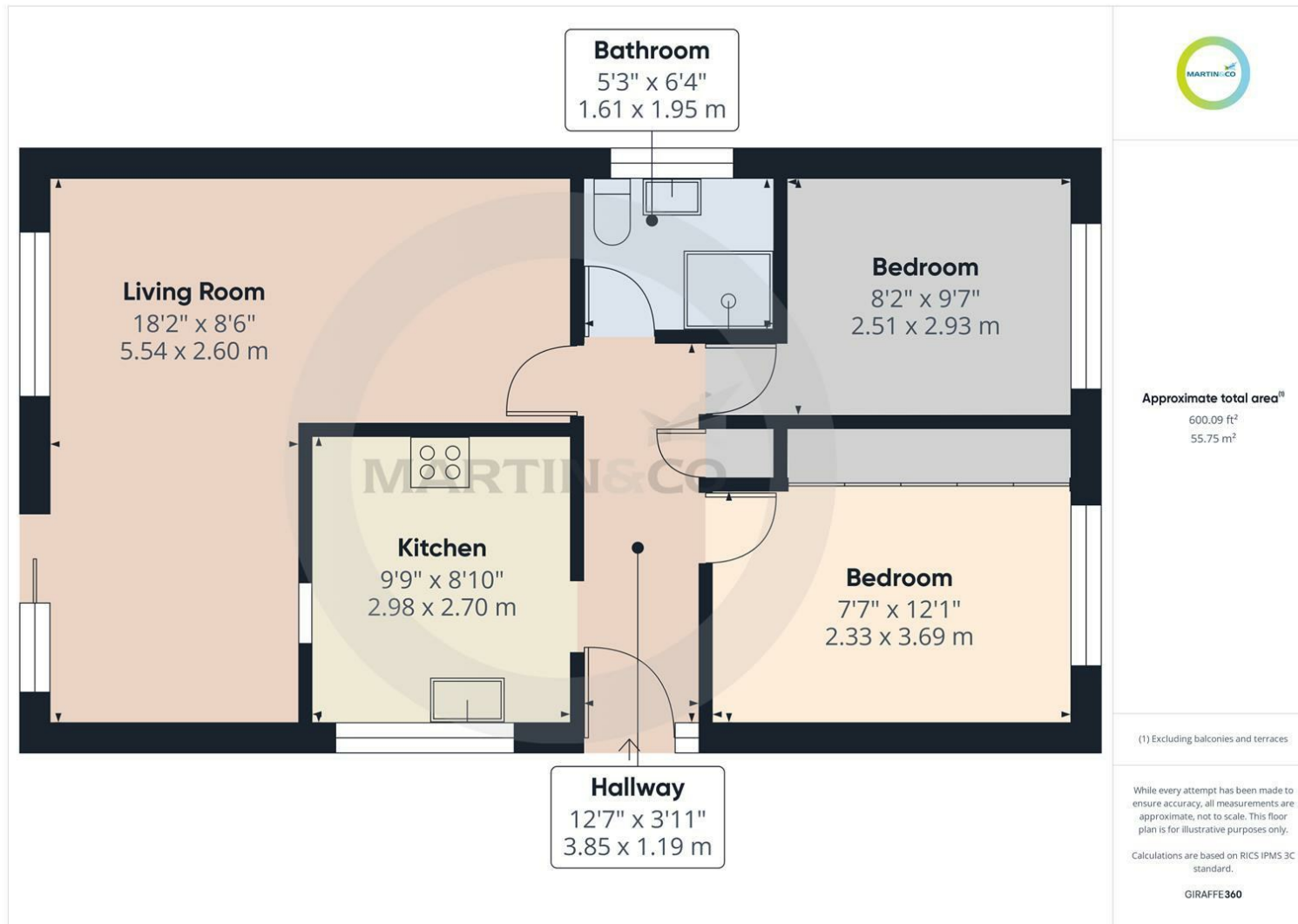
Bedroom Two
 Having a UPVC double glazed window to the front aspect, coving to the ceiling and central heating radiator.

Outside
 To the front of the property there is a low maintenance forecourt which is block paved. The driveway which extends by the side of the property leads to a detached garage with up and over door, power and lighting. The enclosed and private rear garden is south facing and is also presented for ease of maintenance being part pebbled and part paved with stocked borders.

SALES BUYER CHECKS
 Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person.

This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.