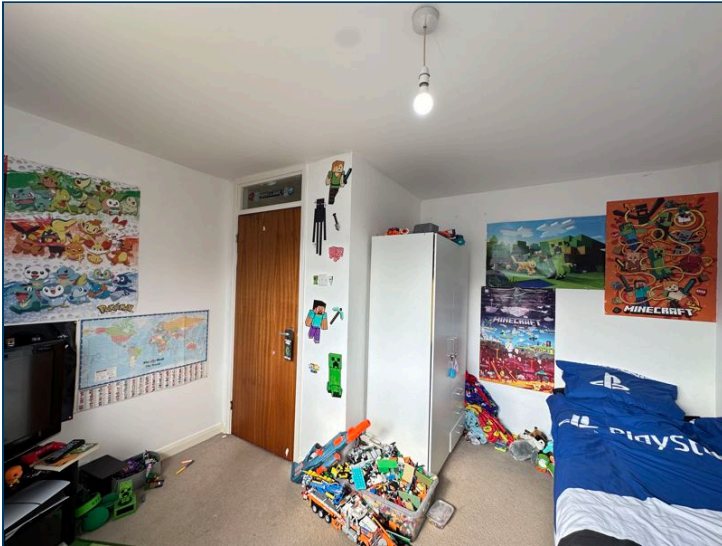


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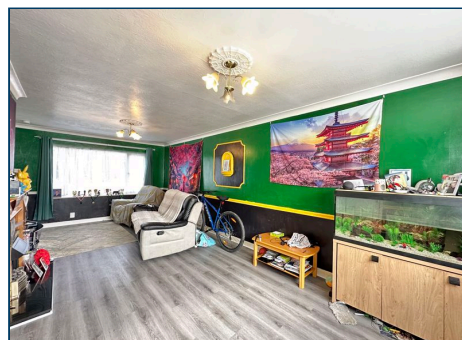
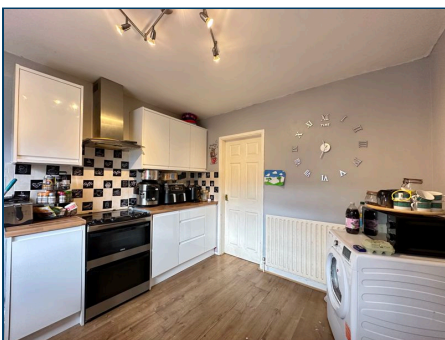
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Byron Close, Knottingley, WF11 8QG
Three Bedroom Mid Terrace,
Offers in Excess of £125,000

**Double Aspect Lounge : Good Sized Kitchen : Utility Room : Good Sized
Bedrooms Throughout : Gardens to Front and Rear : Outside Storage Areas :
Energy Saving Solar Panels : Close to Local Amenities and Schools : Good Rail,
Bus and Road Transport Links**

PROPERTY DETAILS

Enfields are delighted to offer for sale this three bedroom terraced house property situated within the popular residential area of Knottingley.

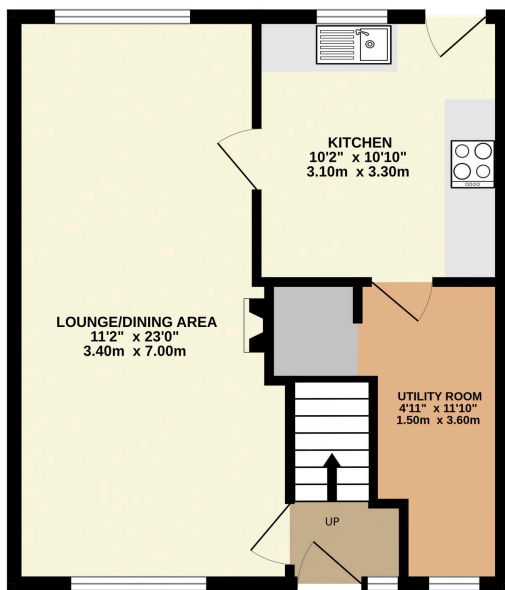
This family home is located close to a full range of local amenities found within Knottingley, Pontefract town centre and Junction 32 Outlet Village, all of which include shops, cafes, post office, restaurants and supermarkets. Easy access is also available to recreational facilities such as Xscape Castleford, leisure centres, local golf courses, open countryside, parkland and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises to the ground floor; entrance hallway, good sized lounge/dining area, rear entrance, utility room and storage cupboard. To the first floor; two double bedrooms, good sized single bedroom and bathroom with separate W/C.

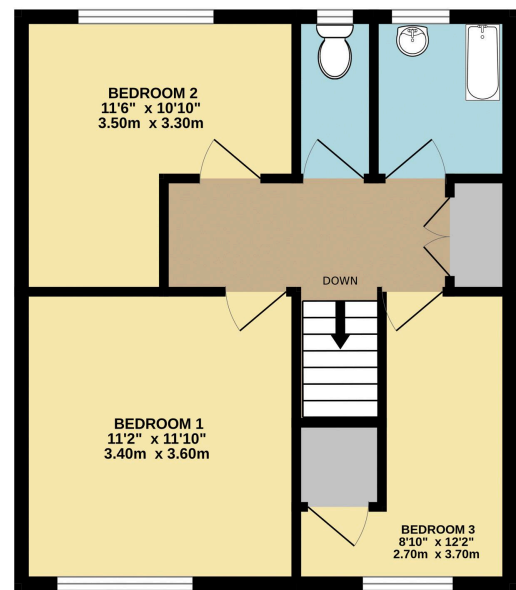
The property further benefits from having gardens to the front and rear, viewing is highly recommended to appreciate what this home has to offer. Freehold: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

Enter through UPVC door with double glazed opaque window to front aspect, gas central heated radiator, decorative ceiling coving with stairs leading to first floor landing and door leading through to lounge diner.

Lounge/Dining Area 11' 2" x 23' 0" (3.4m x 7m)

UPVC Vinyl wooden flooring throughout, feature electric fireplace with adam style surround and hearth and back, gas central heated radiators, UPVC double glazed windows to front and rear aspect, decorative ceiling roses, door leading through to kitchen.

Kitchen 10' 2" x 10' 10" (3.1m x 3.3m)

Matching high and low level storage units with laminate roll edge wood effect work surfaces over and tiled splash backs, inset sink and draining with mixer tap, space for oven and grill with extractor fan hood over, space for washing machine and tumble dryer, wood effect flooring throughout, gas central heated radiator, UPVC double glazed window to rear aspect, UPVC door with double glazed opaque window leading to rear garden, door leading through to utility room/pantry area.

Utility Room/Pantry Area 11' 10" x 4' 11" (3.6m x 1.5m)

Wood effect flooring throughout, space for fridge freezer, understairs storage and UPVC double glazed window to front aspect.

First Floor Landing

Doors leading into other rooms, loft access, decorative picture railing and ceiling coving to walls, built in storage cupboard.

Bedroom One 11' 2" x 11' 10" (3.4m x 3.6m)

Laminate wood flooring, gas central heated radiator and UPVC double glazed window to front aspect.

Bedroom Two 11' 6" x 10' 10" (3.5m x 3.3m)

Gas central heated radiator, UPVC double glazed window to rear aspect.

Bedroom Three 8' 10" x 12' 2" (2.7m x 3.7m)

Gas central heated radiator, UPVC double glazed window to front aspect, decorative ceiling coving and built in storage cupboard.

House Bathroom 6' 3" x 5' 3" (1.9m x 1.6m)

Two piece suite comprising of pedestal handwash basin with chrome taps and a pannelled bathtub with chrome taps and electric shower over, vinyl tile effect flooring, tiled walls to splash back prone areas, gas central heated radiator, UPVC double glazed opaque window to rear aspect, decorative ceiling coving.

W/C 6' 7" x 2' 11" (2m x 0.9m)

Separate W/C, comprised of a low level W/C, vinyl tiled effect flooring, UPVC double glazed opaque window to rear aspect, decorative ceiling coving.

Outside

Accessed via a timber gate to the front door. The rear of the property, is accessed by a timber gate and has a raised garden area which is mainly laid to lawn with steps leading down to a stone patio area, two timber sheds for storage and an outdoor brick store which has an outdoor water supply.

Property Particulars: D1