

Park Row



East Acres, Byram, Knottingley, WF11 9DX

Offers In Excess Of £140,000



****MID-TERRACE**THREE BEDROOMS**FRONT/REAR GARDENS**NO UPWARD CHAIN**IDEAL FOR EITHER FIRST TIME BUYERS OR INVESTORS**EPC RATING D**COUNCIL TAX BAND A****

Situated in the popular village of Brotherton and Byram, this mid-terrace property briefly comprises; lounge/dining room, kitchen, three bedrooms, family bathroom, front and rear gardens, has potential for parking and is offered with no upward chain!!!

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING US ON 01977 681122 TO ARRANGE A VIEWING. ' WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Entrance is through a uPVC door with an oval-shaped glass insert leading into;

ENTRANCE HALLWAY



Has stairs leading up to first floor accommodation and doors leading into;

LOUNGE/DINING

21'1" x 11'10" (6.44 x 3.63)

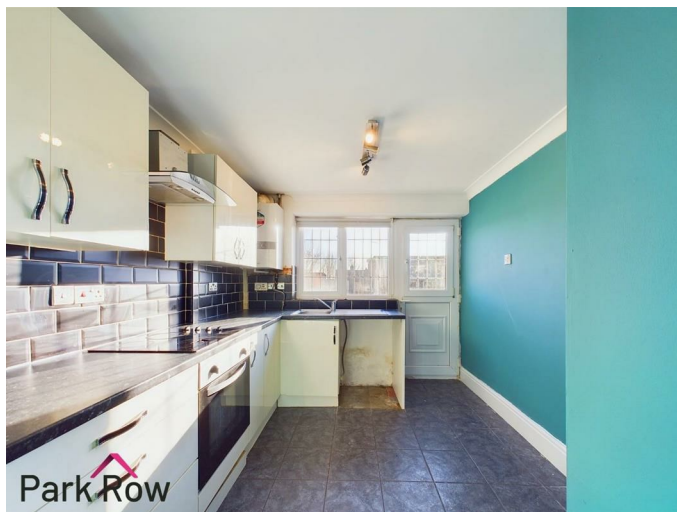


Has two uPVC double glazed windows to the front and rear elevation, electric decorative fire set within a wooden surround, television points, telephone points and also has space for a dining room table and chairs.



KITCHEN

10'10" x 8'6" (3.32 x 2.61)



Has a uPVC double glazed window to the rear elevation, wall and base units with a white gloss finish and stainless steel handles, four ring electric hob with extractor fan over, built in oven, fully tiled splashback surrounding, space and plumbing for dishwasher, space for a freestanding fridge/freezer, stainless steel sink with chrome taps over and a uPVC stable door with a decorative glass insert leading out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

Has internal doors leading into;

BEDROOM ONE

12'1" x 11'9" (3.70 x 3.60)



Has a uPVC double glazed window to the rear elevation and a central heating radiator.

BEDROOM TWO

10'10" x 10'2" (3.32 x 3.10)

Has a uPVC double glazed window to the front elevation, built in wardrobes with space for storage and a central heating radiator.

BEDROOM THREE

8'9" x 7'10" (2.67 x 2.41)



Has a uPVC double glazed window to the front elevation and a central heating radiator.

FAMILY BATHROOM

7'5" x 5'10" (2.27 x 1.80)



Has two obscure glass uPVC double glazed windows to the rear elevation and a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with chrome taps over, mains shower attached to the wall with a glass shower screen, fully tiled floor to ceiling and has a central heating radiator.

EXTERIOR

FRONT



To the front of the property there is a perimeter brick built dwarf wall, paved pedestrian pathway leading to the entrance, stone built dwarf wall to the right hand side and the rest is mainly decorative stones.

REAR



Can be accessed through a wooden pedestrian access gate to the rear or through the door in the kitchen where you will step out onto; a curved paved area with space for seating, space for an outdoor shed for storage, paved pedestrian pathway leading to the bottom of the garden, a further paved area with space for seating and space for a further outdoor shed, borders filled with mature shrubs/.bushes and the rest is mainly laid to lawn.

TENURE AND COUNCIL TAX

The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :
Mon, Tues, Wed, Thurs and Fri - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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