

Park Row

The proactive estate agent



Sutton Lane, Byram-Cum-Sutton, WF11 9DP

Offers In Excess Of £400,000



****DETACHED HOME**FOUR BEDROOMS**DRIVEWAY**GARAGE**ENCLOSED REAR GARDEN**OUTBUILDING**BEAUTIFULLY PRESENTED THROUGHOUT**DOWNSTAIRS W/C**EN-SUITE TO BEDROOM ONE**NO UPWARD CHAIN****

Nestled in the tranquil village of Byram, this stunning detached family home on Sutton Lane, Byram, North Yorkshire, offers a perfect blend of comfort and style. Spanning an impressive 1,911 square feet, this property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying family time. With four well-appointed bedrooms, including a master suite complete with an en-suite bathroom, this home provides ample space for a growing family.

The property features two modern bathrooms, ensuring convenience for all residents. A downstairs w/c adds to the practicality of the layout. The beautifully presented interiors are sure to impress, making this home a true gem that should not be overlooked.

Outside, the property benefits from a generous driveway with parking for up to four vehicles, alongside a garage that offers additional storage space. The rear garden is a delightful retreat, featuring an enclosed area that is well-established, perfect for outdoor activities or simply enjoying the fresh air. Additionally, a brick-built outbuilding provides further versatility for use as a workshop or extra storage.

This charming home in a peaceful setting is an excellent opportunity for those seeking a family residence in a friendly community. With its attractive features and convenient location, it is a property that promises to meet all your needs. Do not miss the chance to make this beautiful house your new home.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! *WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a grey composite door with three glass panel inserts and two obscure side glass panels which lead into:

ENTRANCE HALLWAY

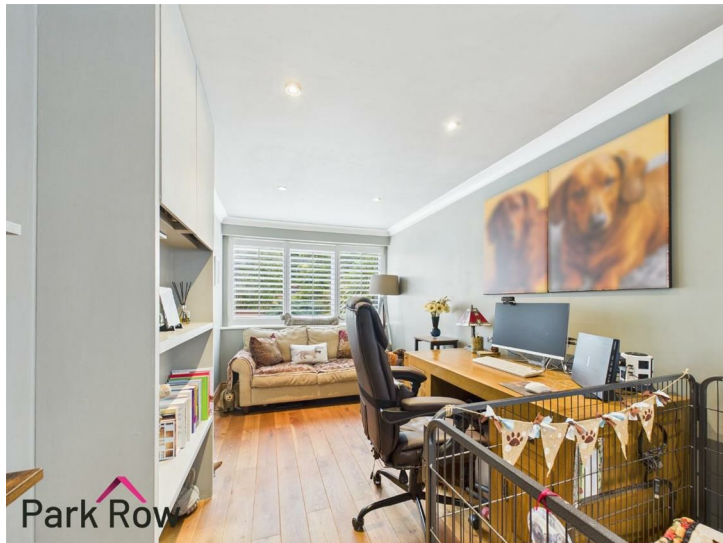
18'6" x 5'10"



Stairs which lead up to the first floor accommodation, central heating radiator, storage cupboard and internal doors which lead into:

SNUG/BEDROOM FOUR

18'2" x 7'9"



Double glazed windows to the front and side elevation, central heating radiator and a door that leads to a handy storage cupboard.

LOUNGE

15'10" x 12'0"



Double glazed window to the front elevation, central heating radiator and dual fuel log burner with stone-effect surround and hearth.



OPEN PLAN KITCHEN/DINING
28'0" x 13'2"



Double glazed window and double glazed double doors to rear elevation, central heating radiator, an internal door which gives access to the double garage and a half glazed external door leading to the side.

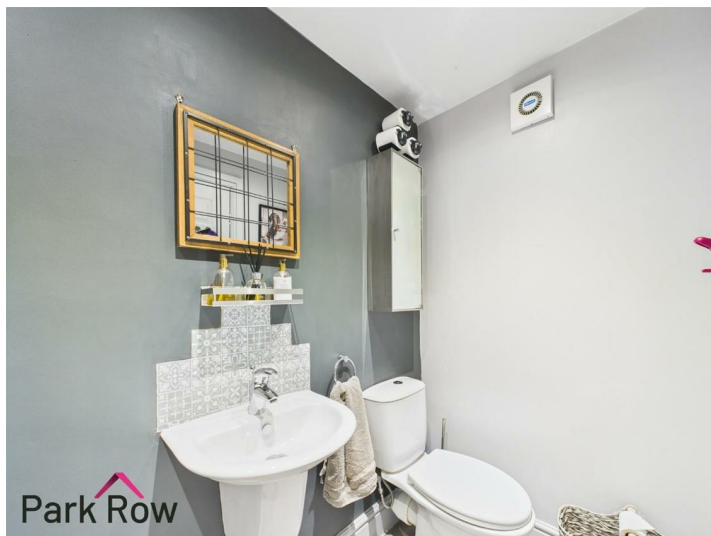
Soft-close wall and base units in pebble grey gloss handle-less finish, quartz worktops with upstand with sink set within the worktop with chrome Quooker tap over, space for an American style fridge/freezer, integral dishwasher, gas hob with extractor fan over and built in microwave. Matching island which has more storage and further space for seating with integral wine cooler and a further door which leads into;



DOWNSTAIRS W/C
7'8" x 4'0"



With white suite comprising; close coupled w/c, hand basin with chrome taps over plus space and plumbing for a washing machine/dryer.



FIRST FLOOR ACCOMMODATION

LANDING
7'5" x 4'9"



Double glazed window to the side elevation and further internal doors which lead into;

MAIN BATHROOM
8'9" x 7'7"



Obscure double glazed windows to both side and rear elevation and a white suite comprising; freestanding oval shaped bath with chrome tap over and shower attachment, walk in shower with waterfall head and second attachment and glass shower screen, close coupled w/c, chrome heated towel rail, fully tiled floor to ceiling.



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BEDROOM THREE
9'10" x 7'7"



BEDROOM TWO
13'3" x 10'6"



Double glazed window to the front elevation, built in storage unit and a central heating radiator.

DRESSING AREA TO MASTER BEDROOM
12'11" x 10'2"



Double glazed window to the front elevation and a central heating radiator.

Double glazed window to the rear elevation and a central heating radiator and stairs leading up to:

SECOND FLOOR ACCOMMODATION

BEDROOM ONE
17'2" x 11'9"



Two double glazed Velux window to the side elevation and a central heating radiator.

EN-SUITE
9'0" x 8'8"



Velux double glazed window to side elevation, full walk in shower/wet room with waterfall shower head, close coupled w/c, and hand basin, fully tiled floor to ceiling.



EXTERIOR



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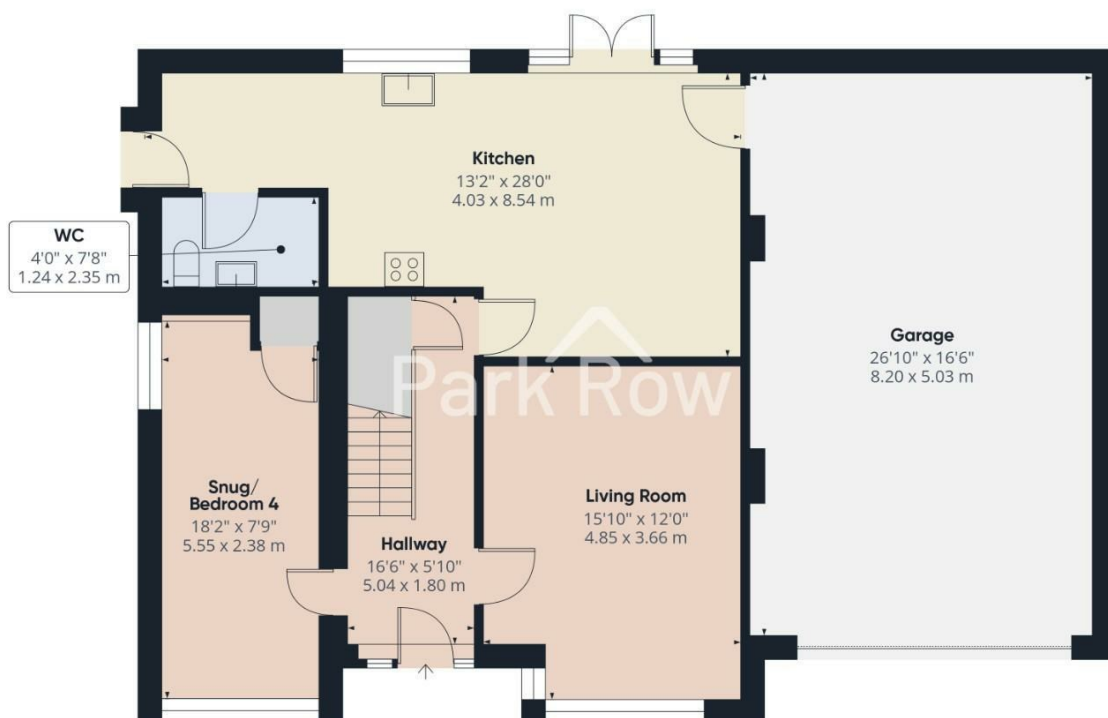
FRONT



Beautiful enclosed and elevated front garden that creates privacy and interest. Hedged with established trees, brick wall with steps leading to a lawned area with plenty of space for parking on the stone driveway.




Park Row



Approximate total area⁽¹⁾
1188 ft²
110.5 m²

(1) Excluding balconies and terraces

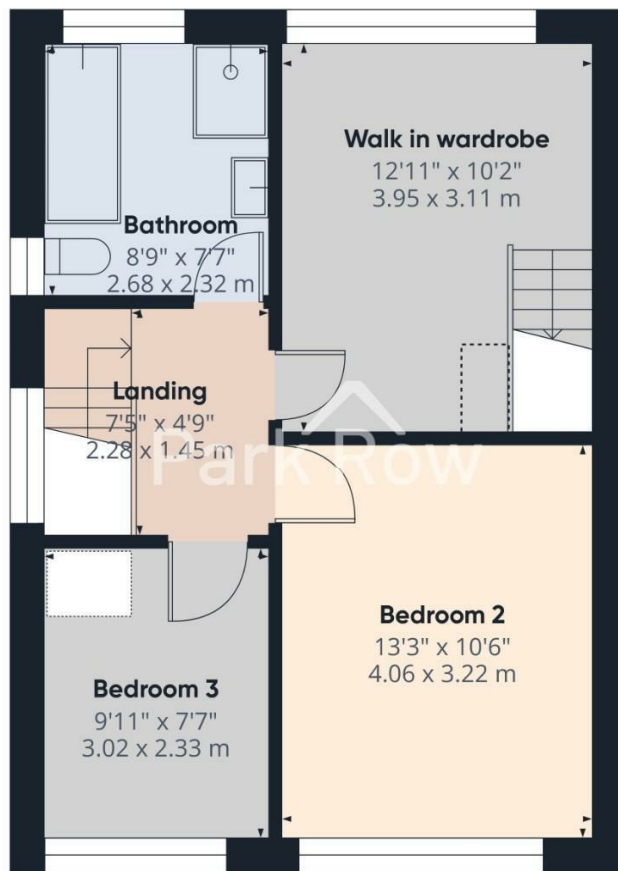
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

Floor 0 Building 1



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Floor 1 Building 1

Park Row

Approximate total area⁽¹⁾

446 ft²
41.4 m²

Reduced headroom

4 ft²
0.4 m²

(1) Excluding balconies and terraces.

Reduced headroom

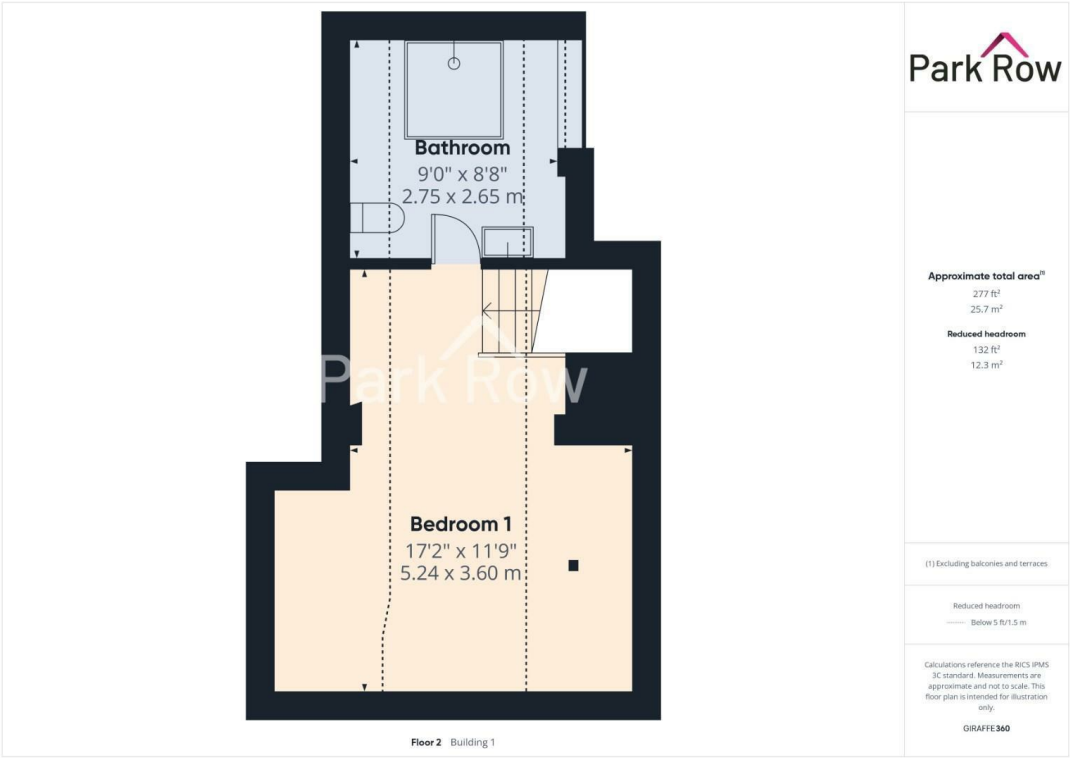
Below 5 ft/1.5 m

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

GIRAFFE 360



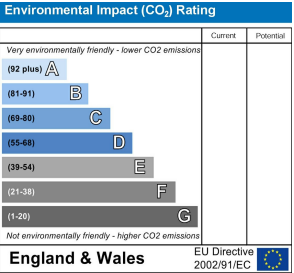
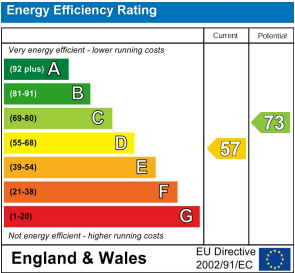
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