

# Park Row



**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\*\***

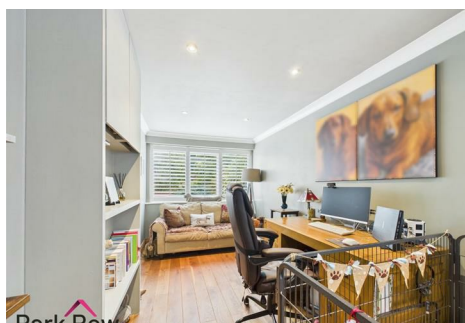
Nestled in the tranquil village of Byram, this stunning detached family home on Sutton Lane, Byram, North Yorkshire, offers a perfect blend of comfort and style. Spanning an impressive 1,911 square feet, this property boasts two spacious reception rooms, ideal for both entertaining guests and enjoying 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!'**



## 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

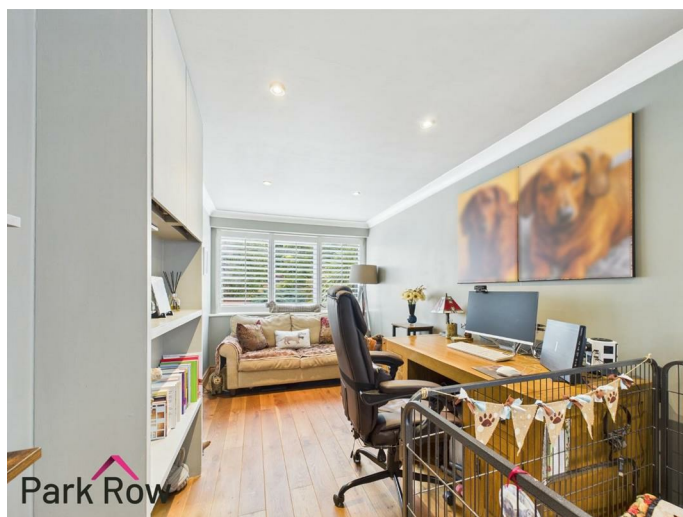
18'6" x 5'10" (5.64 x 1.80)



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" (5.55 x 2.38)



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" (4.85 x 3.66)



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





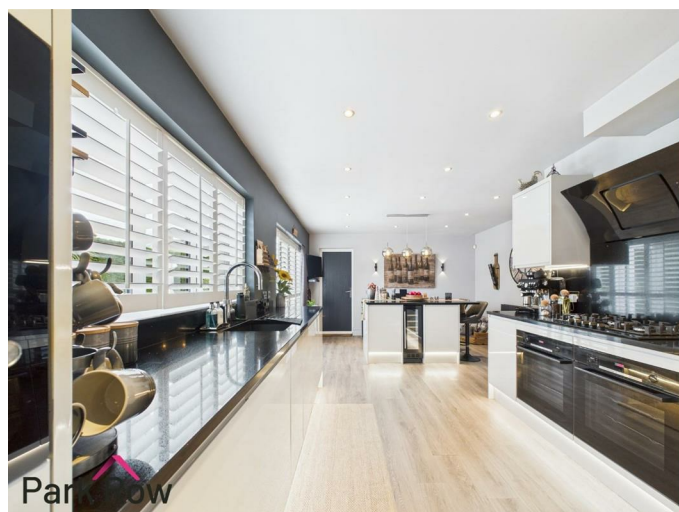
## OPEN PLAN KITCHEN/DINING

28'0" x 13'2" (8.54 x 4.03)



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" (2.35 x 1.24)



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" (2.28 x 1.45)



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

### MAIN BATHROOM

8'9" x 7'7" (2.68 x 2.32)



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.





### BEDROOM TWO

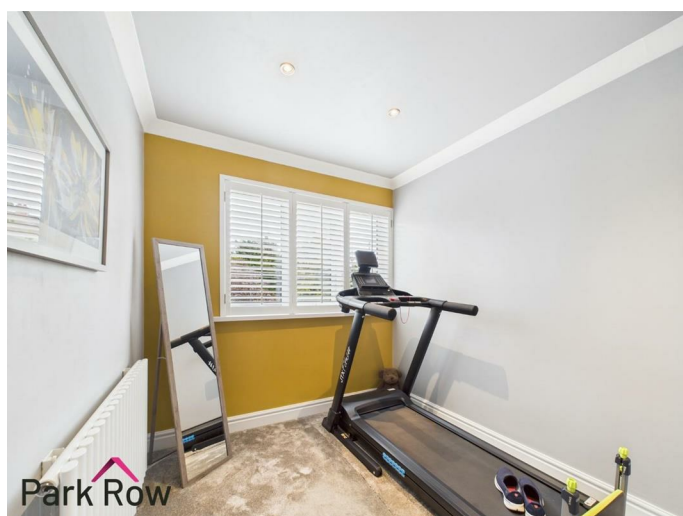
13'3" x 10'6" (4.06 x 3.22)



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

### BEDROOM THREE

9'10" x 7'7" (3.02 x 2.33)



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" (3.95 x 3.11)



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" (5.24 x 3.60)



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



**EN-SUITE**  
9'0" x 8'8" (2.75 x 2.65)



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**  
**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.





onto; an Indian stone paved area which runs the full width of the property and has space for seating, raised wooden built planters with mature trees/shrubs, access into the outbuilding, perimeter hedging to the rear and side elevation, a brick built wall with wooden fencing above to the other side elevation and the rest is mainly decorative stones.



## REAR



Accessed via a pathway at the front of the property or through both doors in the kitchen/dining room where you will step out





## **GARAGE**

**26'10" x 16'6" (8.20 x 5.03)**

Double garage with electric door, power and lighting. Also houses the combi boiler. (The loft space to the garage has storage space with power and lighting and could very easily be converted into another room)

## **OUTBUILDING**

**11'2" x 10'11" (3.41 x 3.35)**

A flexible space with power and lighting.

## **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.

## **MAINS UTILITIES, BROADBAND, MOBILE COVERAGE**

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage 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.

## **MAKING AN OFFER**

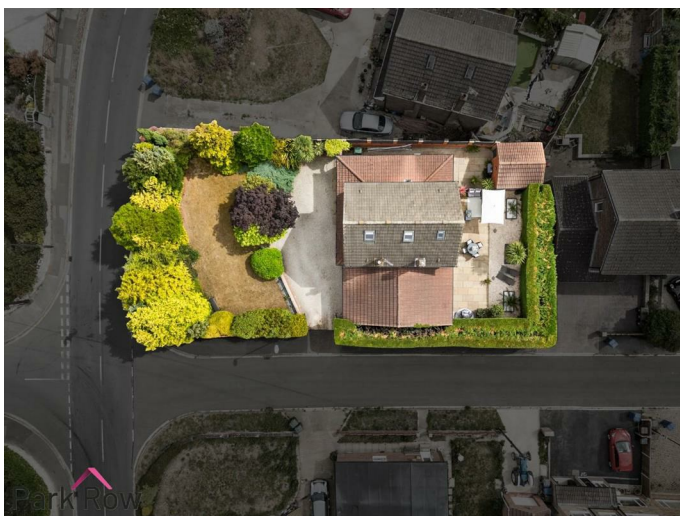
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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 - 9.00am to 5.30pm

Friday - 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

## **TENURE AND COUNCIL TAX**

Tenure: Freehold

Local Authority: North Yorkshire Council


Tax Banding: D

Please note: The Tenure, Local Authority and 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.

## **VIEWINGS**

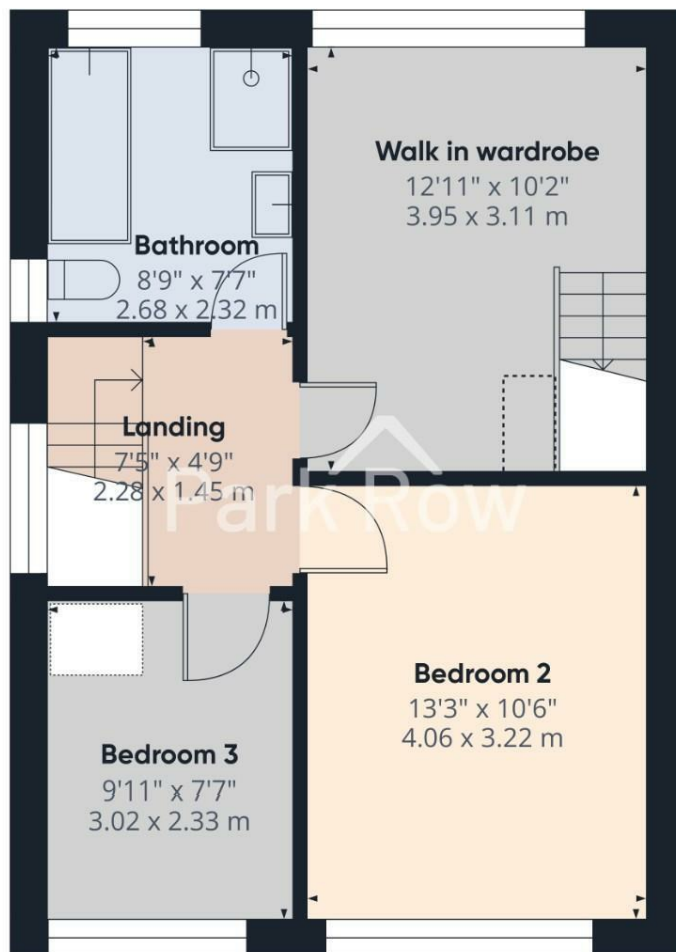
Strictly by appointment with the sole agents.

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.









Floor 1 Building 1

  
**Park Row**

Approximate total area<sup>®</sup>

446 ft<sup>2</sup>  
41.4 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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.

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Floor 2 Building 1

  
**Park Row**

**Approximate total area<sup>(1)</sup>**

277 ft<sup>2</sup>  
25.7 m<sup>2</sup>

**Reduced headroom**

132 ft<sup>2</sup>  
12.3 m<sup>2</sup>

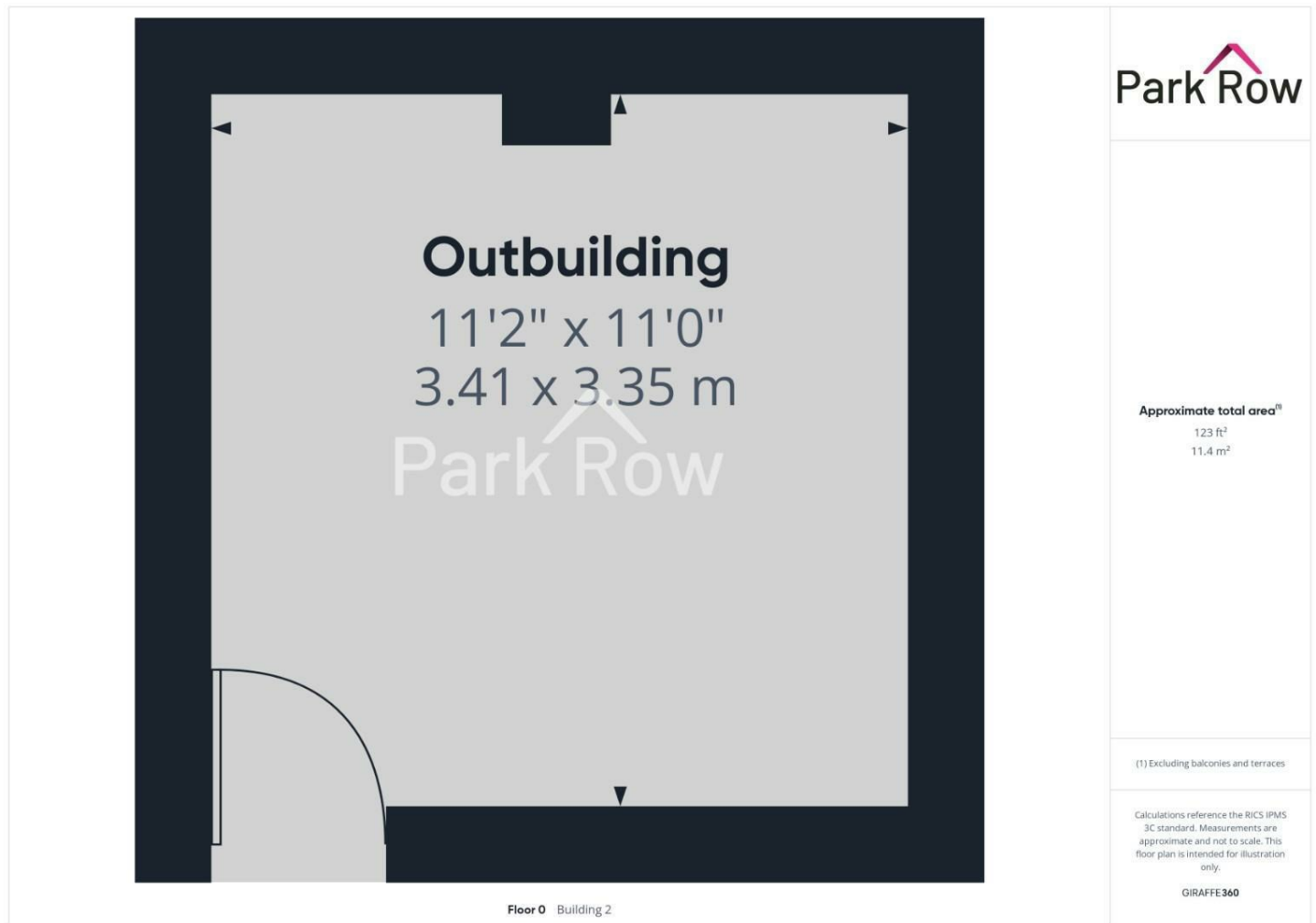
(1) Excluding balconies and terraces.

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.

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