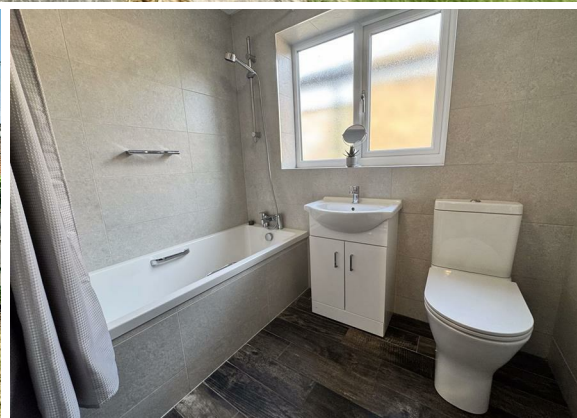




2 Bed
Bungalow -
Detached
located in
Byram

Starting Bid £165,000



Buckingham Way

Byram

WF11 9NW

****MODERN METHOD OF AUCTION**** A fantastic opportunity to purchase a detached bungalow in the highly desirable village of Byram, offered with no upward chain and realistically priced to sell. Properties of this type and location are rarely available, and this one offers huge potential for buyers looking to modernise and add value.

The accommodation is set on one level and includes a generous lounge, kitchen, conservatory, bathroom, and two well-sized double bedrooms. Outside, the property boasts a garage and attractive gardens to the front and rear, providing both privacy and scope for improvement.

Ideal for downsizers, investors, or anyone seeking a project in a strong location, this bungalow is expected to generate immediate interest. Early viewing is essential to avoid disappointment.

Located within a popular and well established village, this home benefits from close proximity to local amenities, and excellent transport links, whilst enjoying the peace and privacy of a residential setting. This bungalow represents a rare opportunity to acquire a detached home with space, potential, and a highly convenient location.

Entrance Hallway

Enter through composite door with opaque glazed window panels to front aspect. Central heated radiator. Two built ins storage cupboard and one housing the boiler. Loft access and vinyl wood effect flooring throughout.

Lounge

15'5" x 12'2"

UPVC double glazed window to side aspect. Double central heated radiator and wall mounted light points. Feature electric fire marble hearth and surround. UPVC double glazed French doors leading to conservatory.

Conservatory

9'2" x 8'6"

Wood effect vinyl flooring throughout and UPVC double glazed French doors leading to rear garden. Double central heated radiator. UPVC double glazed windows to side and rear aspect.

Kitchen

10'6" x 8'2"

Matching high and low level storage units with granite effect work surfaces over. Tiling to splash prone areas. Stainless steel sink with drainer and mixer tap. Hot point four ring hob with extractor fan over. Built in bosh oven and grill. Space for fridge freezer, space plumbing for washing machine and dryer/dishwasher. Tiled flooring throughout. UPVC double glazed window to front aspect.

Master Bedroom

12'2" x 10'10"

A good sized double bedroom having UPVC double glazed window to rear aspect. Central heated radiator and space for wardrobes.

Bedroom Two

8'2" x 10'10"

A good sized double bedroom having UPVC double glazed window to front aspect. Central heated radiator.

House Bathroom

7'3" x 5'10"

Modern three piece suite comprising of a low level W/C. Handwash basin mounted over vanity unit and bath with tiled panel and shower over. Tiled walls throughout and UPVC double glazed opaque window to side aspect. Heated towel rail/radiator. Wood effect tiled flooring.

Outside

Front garden is mainly paved throughout with a small lawn area. Manual gate on entry. Timber fencing and brick walling to boundaries. Stairs to integrated garage and access gate to both sides of the property leading to the rear garden. Rear garden is in a westerly facing sunny position. Mainly laid to lawn with borders to





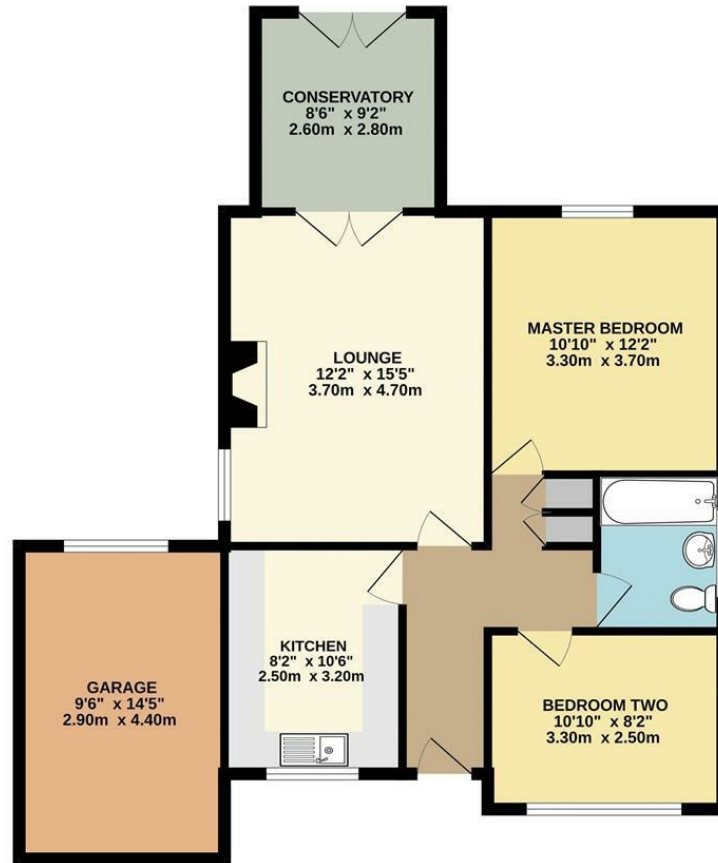
side with bushes, shrubs and apple tree. Paved patio/ seating area. Good size storage shed. Timber fencing to boundaries.

Property Particulars D1

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

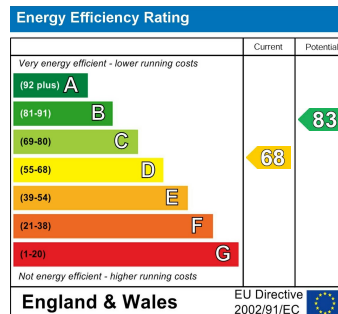


GROUND FLOOR
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.

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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