



West Acres, Byram Knottingley WF11 9DU



Welcome to

West Acres, Byram Knottingley

GUIDE PRICE £250,000 - £260,000 Extended three-bedroom semi-detached in Byram, featuring an entrance porch, modern kitchen, lounge to dining room, conservatory, ground-floor WC, en-suite master, two double bedrooms, family bathroom, front garden with drive, and enclosed rear garden.



Entrance Into Kitchen

With a UPVC front entrance door, tiled flooring and a gas central heating radiator.

Entrance Hall

With a UPVC front entrance door, under stairs storage, stairs to first floor and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, tiled flooring and a window to the rear.

Lounge

21' 7" x 12' 5" (6.58m x 3.78m)

With sliding doors to conservatory, window to the rear, gas central heating radiator, multi fuel burner with stone hearth and surround, ceiling rose and open archway into dining room.

Dining Room

11' 7" x 8' 7" (3.53m x 2.62m)

With a bay window to the front, gas central heating radiator and open into lounge.

Kitchen

18' x 16' (5.49m x 4.88m)

A fitted kitchen consisting of wall, base and drawer units with quartz work surfaces over, island unit with storage, Belfast sink, space for fridge freezer and range cooker, integrated dishwasher, washing machine and tumble dryer, tiled flooring, chimney breast extractor hood, UPVC door to the WC, UPVC window to the front and side and UPVC front door.

Conservatory

12' 7" x 10' 6" (3.84m x 3.20m)

With brick and UPVC build, tiled flooring, made to measure blinds, ceiling fan and double doors to the rear.

Landing

With window to the front, loft access and over stairs storage cupboard.

Hall Into Bedroom

With sliding wardrobes and a gas central heating radiator.

Bedroom One

19' 7" x 14' 10" (5.97m x 4.52m)

With two windows to the front, gas central heating radiator and two ceiling roses.

Ensuite

A suite consisting of a low level flush WC, was hand basin, shower cubicle with waterfall and handheld head, extractor fan, fully tiled walls and flooring, towel radiator and a window to the rear.

Bedroom Two

12' 6" x 7' (3.81m x 2.13m)

With a window to the rear, full length sliding wardrobes and a gas central heating radiator.

Bedroom Three

11' 8" x 10' 5" (3.56m x 3.17m)

With a window to the front, air vent, full length sliding wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a wood panelled bath, fully tiled walls and flooring, gas central heating radiator and a window to the rear.

Front Garden

A large block paved driveway, double wrought iron gates, large neatly laid lawned garden, brick wall surround, fence on the right to the rear and flower beds and brick wall to boarder.

Rear Garden

A paved patio seating area, neatly laid lawned garden, wooden shed and a timber fence surround.



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Welcome to

West Acres, Byram Knottingley

- ***GUIDE PRICE £250,000 - £260,000***
- Three Double Bedroom Semi-Detached Home
- Bathroom, En-Suite and Downstairs WC.
- Spacious Driveway
- Modernised Kitchen

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£250,000 - £260,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON119506 - 0002

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