



## Byram Park Avenue, Byram, Knottingley, WF11 9EH

Offers In Excess Of £250,000



\*\*SEMI-DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*ENCLOSED REAR GARDEN\*\*OFF STREET PARKING\*\*GREAT LOCATION FOR FAMILIES\*\*

Nestled in the charming area of Byram Park Avenue, Knottingley, this delightful semi-detached home offers a perfect blend of comfort and modern living, making it an ideal choice for families. Spanning an impressive 1,277 square feet, the property boasts four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom for added privacy and convenience.

The heart of the home is undoubtedly the open-plan kitchen and dining area, which creates a warm and inviting space for family gatherings and entertaining guests. This layout not only enhances the flow of the home but also allows for ample natural light to fill the rooms, creating a bright and airy atmosphere.

In addition to the spacious interior, the property features off-street parking for two vehicles, ensuring that you and your guests will always have a convenient place to park.

The enclosed rear garden provides a safe and private outdoor space, perfect for children to play or for hosting summer barbecues.

With its family-friendly layout and desirable location, this semi-detached house on Byram Park Avenue is a wonderful opportunity for those seeking a comfortable and stylish home in a welcoming community. Don't miss the chance to make this lovely property your own.

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 via a uPVC door with a double glazed glass panel within plus a double glazed full length window to the side which leads into;

### PORCH

6'5" x 4'5"

A dwarf wall with double glazed windows above to the front and left hand side elevation, an internal door which leads into the garage and a further internal door with a glazed panel within plus a glazed full length window to the right hand side which leads into;

### ENTRANCE HALLWAY

14'9" x 5'10"



Stairs which lead up to the first floor accommodation, central heating radiator and an internal door which leads into;

### LOUNGE

(14'9" x 12'0") + (9'7" x 9'1")



Double glazed windows to the front and rear elevation, fire set within a marble hearth and a wooden surround, two central heating radiators and an internal door which leads into;



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**KITCHEN/DINING**  
18'6" x 9'8"



Park Row

A double glazed window to the rear elevation, wooden shaker-style wall/tall and base units surrounding, roll-edge laminate worktops, space for a freestanding cooker with a built in extractor fan over plus stainless steel splashback, space and plumbing for a washing machine and a dishwasher, one and a half stainless steel drainer sink with chrome taps over, space for a freestanding fridge/freezer, tiled flooring, a central heating radiator, a upvc door with a double glazed glass panel within which leads out to the side elevation plus a double glazed double doors which leads out to the rear garden.



Park Row



Park Row



Park Row



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#### FIRST FLOOR ACCOMMODATION

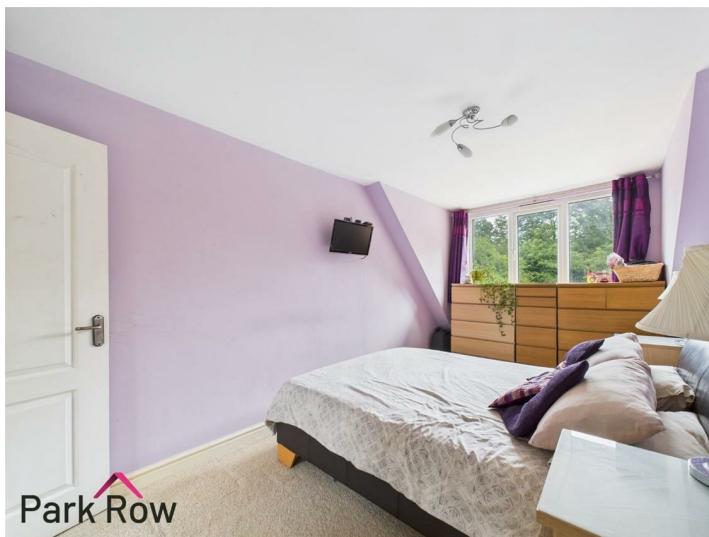
##### LANDING

8'4" x 6'7"

Loft access and internal doors which lead into;

##### BEDROOM ONE

15'8" x 8'7"



A double glazed window to the front elevation, a central heating radiator and an internal door which leads into;



##### ENSUITE

8'0" x 6'4"



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a corner shower with a mains shower and a glass sliding shower screen, a chrome heated towel rail and is fully tiled floor to ceiling.



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**BEDROOM TWO**  
12'6" x 7'7"



A double glazed window to the front elevation, a central heating radiator and a built in white wooden wardrobe plus a dressing table with space for storage.

**BEDROOM THREE**  
11'2" x 9'4"



A double glazed window to the rear elevation, a central heating radiator and built in cupboards with white wooden doors.



**BEDROOM FOUR**  
8'4" x 5'2"



A double glazed window to the front elevation and the central heating radiator.



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Park Row

**FAMILY BATHROOM**  
5'10" x 4'11"



An obscure double glazed window to the rear elevation and includes a white suite comprising; a panel bath with taps and a shower head attachment over, pedestal hand basin with chrome taps over, a close coupled w/c, chrome heated towel rail and is fully tiled floor to ceiling.

#### EXTERIOR

#### FRONT



To the front of the property there is a concrete driveway with space for parking, a wooden pedestrian gate which gives access to the rear garden, access into the garage, stone built dwarf wall to the front, brick built dwarf wall to the right hand side, hedging to the left hand side, a paved pathway which leads to the entrance door and the rest is mainly lawn.

#### REAR



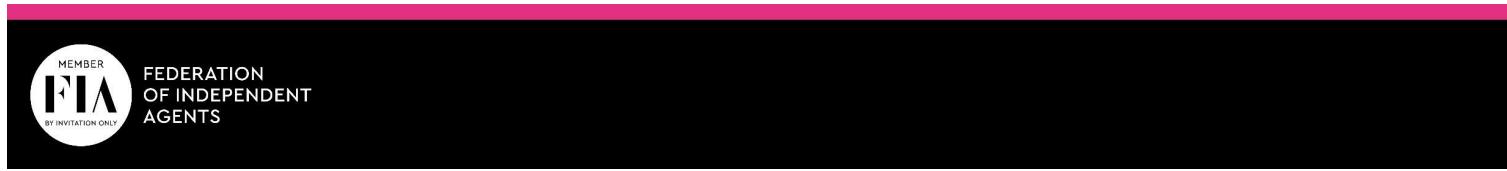
Accessed via the wooden gate at the front of the property, through the side door in the kitchen/dining or through the double doors in the kitchen/dining where you will step out onto; a paved area with space for seating, an area to the bottom of the garden where you can house chickens, perimeter wooden fencing to both sides, a brick built dwarf wall to the rear and the rest is mainly lawn.

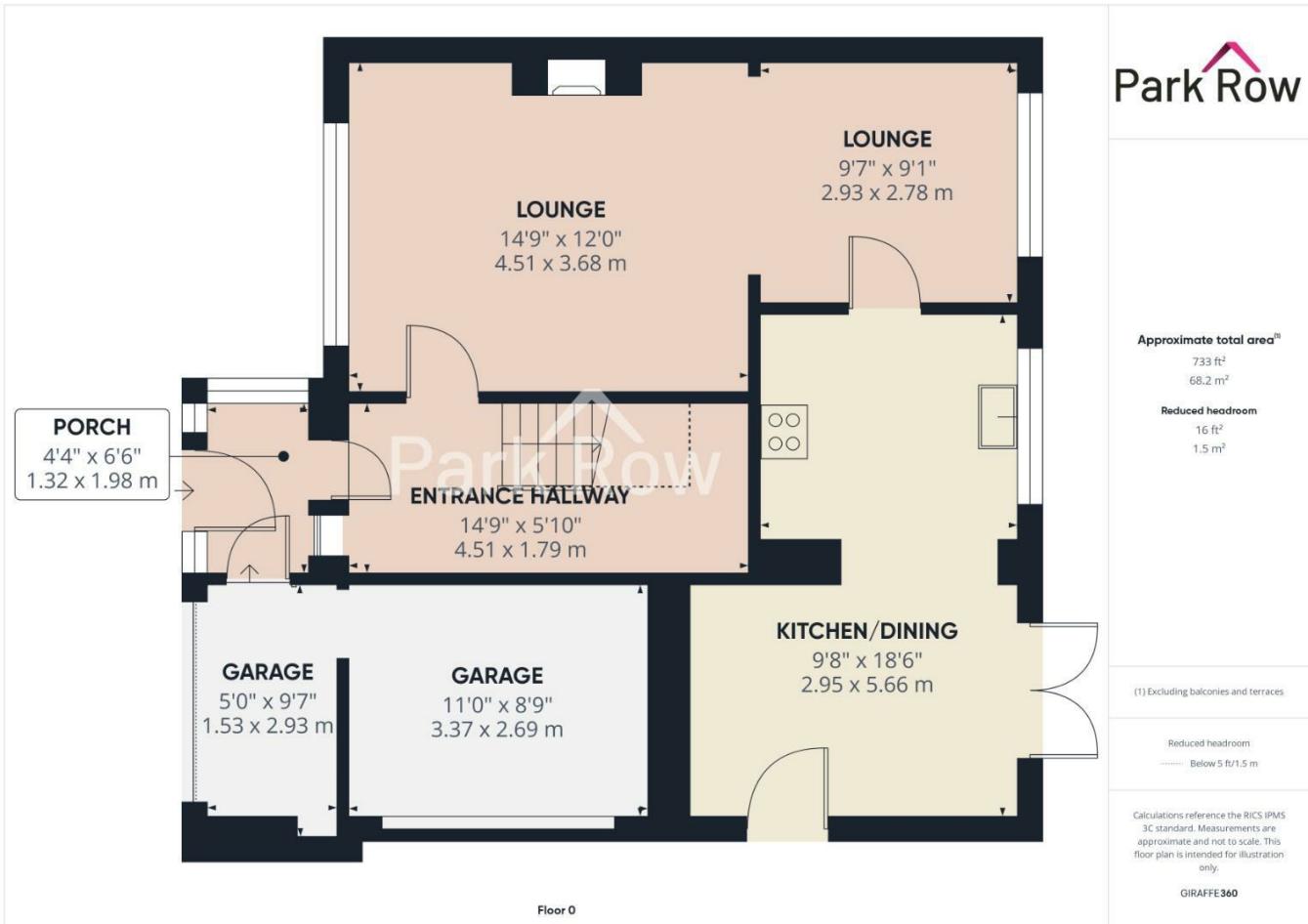


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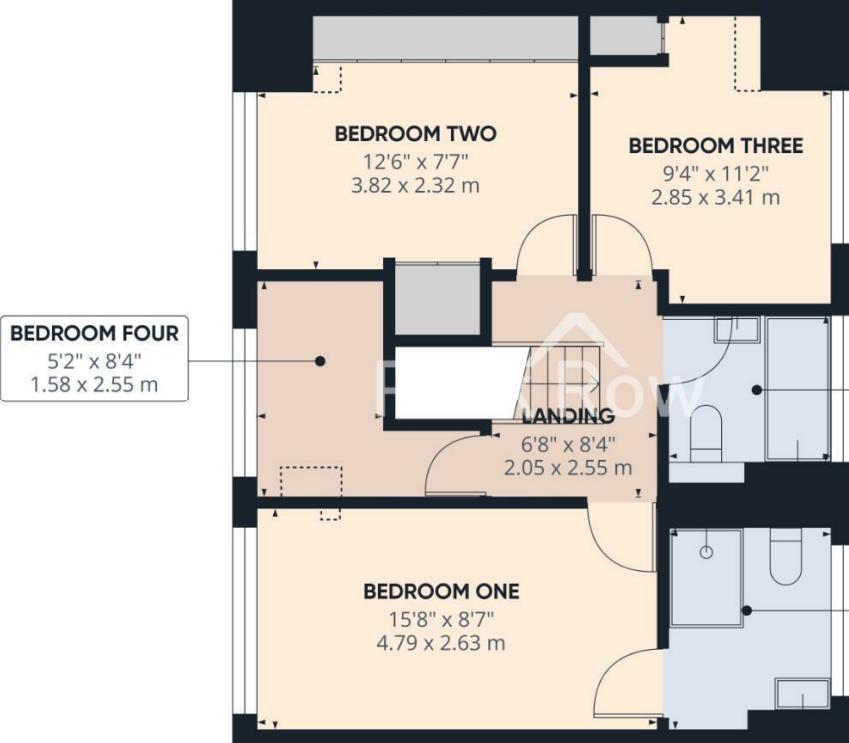
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# Park Row



Floor 1

Approximate total area<sup>(1)</sup>  
544 ft<sup>2</sup>  
50.4 m<sup>2</sup>

Reduced headroom  
7 ft<sup>2</sup>  
0.6 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.

GIRAFFE 360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	69
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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