

Park Row

The proactive estate agent



Hillside, Byram, Knottingley, WF11 9DW

Offers In Excess Of £230,000



SEMI-DETACHED HOMETHREE BEDROOMS**GARAGE**DRIVEWAY PARKING FOR MULTIPLE VEHICLES**PERFECT FOR FAMILIES OR FIRST TIME BUYERS**ENCLOSED REAR GARDEN**BEAUTIFULLY PRESENTED**

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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INTRODUCTION

Nestled in the charming village of Byram, this delightful semi-detached home offers a perfect blend of comfort and convenience, making it an ideal choice for families. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a welcoming area for family gatherings and entertaining guests.

The home features a modern bathroom, ensuring that daily routines are both practical and pleasant. For those who appreciate outdoor space, the property includes a garage and a driveway that accommodates parking for multiple vehicles, a rare find in this sought-after location.

Byram is known for its friendly community atmosphere and excellent local amenities, making it a wonderful place to raise a family. With its proximity to nearby schools and parks, this home is perfectly situated for those who value both tranquility and accessibility.

In summary, this semi-detached home in Byram is a fantastic opportunity for anyone looking to settle in a family-friendly environment. With its spacious layout, convenient parking, and desirable location, it is sure to attract interest from prospective buyers. Don't miss the chance to make this lovely property your new home.

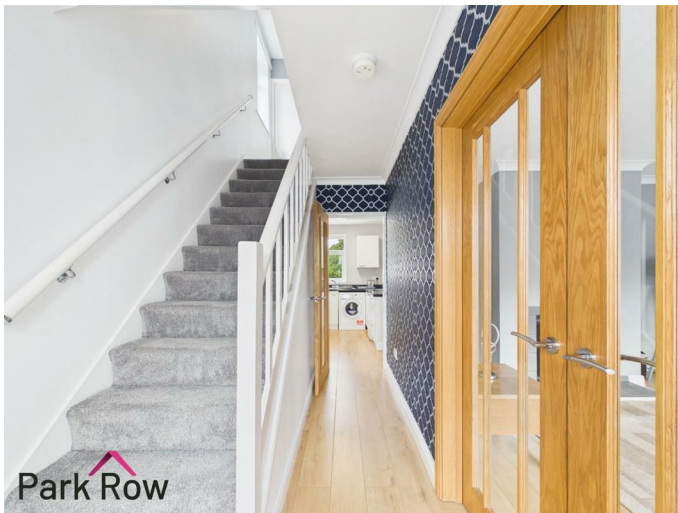
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a green composite door with double glazed obscure windows within and to the right hand side which leads into;

HALLWAY

5'11" x 12'9" (1.81 x 3.91)



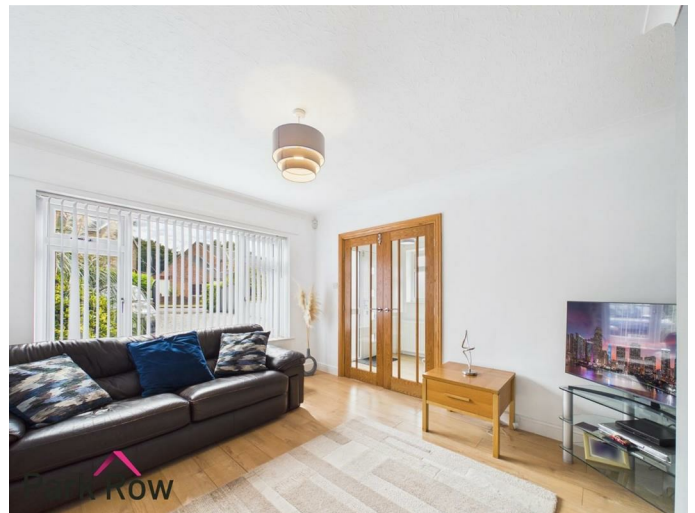
Double glazed obscure window to the side elevation, central heating radiator, stairs which lead up to the first floor accommodation and internal doors which lead into;

LOUNGE

11'3" x 13'1" (3.45 x 4.01)



Enter through wooden double doors with glazed windows within, double glazed window to the front elevation, a central heating radiator and a tiled fireplace with a log burner within.



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KITCHEN/DINING ROOM
17'7" x 10'0" (5.38 x 3.05)

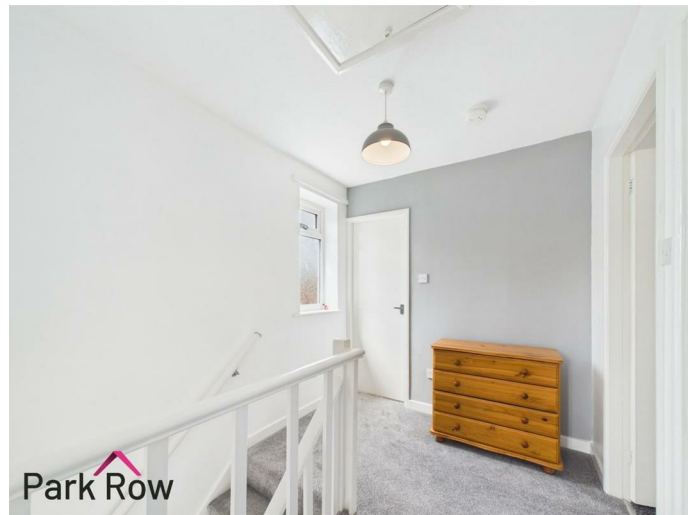


Double glazed obscure window to the side elevation, double glazed window to the rear elevation, central heating radiator, white gloss wall and base units, black speckled laminate worktop, stainless steel drainer sink with a chrome mixer tap over, electric hob with a built in extractor fan over, tiled backsplash, integrated oven, space and plumbing for a free standing washing machine, space or a free standing fridge/freezer, cupboard with space for under-stairs storage, space and electrics for a wall hung TV and double glazed bifold doors which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

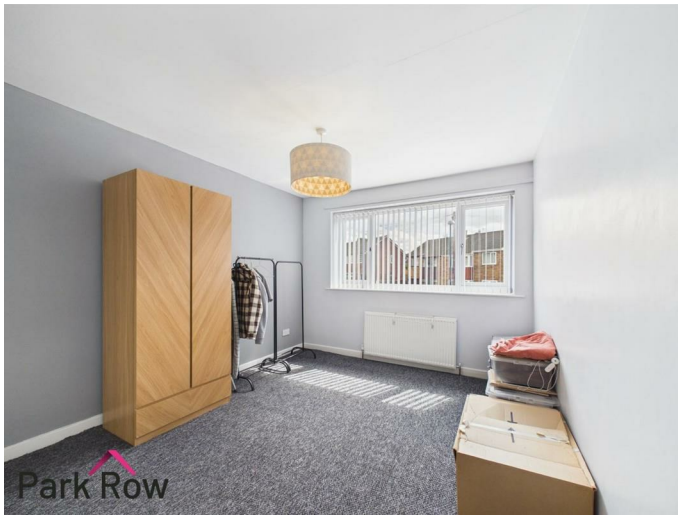
LANDING
7'1" x 8'7" (2.18 x 2.64)



Double glazed obscure window to the side elevation, loft hatch access and internal doors which lead into;

BEDROOM ONE

10'2" x 13'1" (3.10 x 4.01)



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

BEDROOM TWO

9'3" x 10'0" (2.84 x 3.07)



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



BEDROOM THREE

7'2" x 8'10" (2.19 x 2.70)



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

BATHROOM

8'1" x 5'6" (2.48 x 1.70)



Double glazed obscure window to the rear elevation and includes; central heating radiator, pedestal hand wash basin with chrome taps over, close-coupled w/c and a bath with a mains shower over plus a glass shower screen.

EXTERIOR

FRONT



To the front of the property there are grey electric vehicle gates, space for parking of multiple vehicles, dwarf brick wall to the left hand side, hedging to the front, wooden fencing to the right hand side, the driveway continues down to the rear garden, access into the garage and the rest is mainly decorative stones.



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REAR



Accessed via a black metal gate at the side of the property or through the bi-fold doors in the kitchen where you will step out onto; a wooden decked patio area with space for seating, hardstanding and space for outdoor sheds, various mature trees and bushes, perimeter fencing to all three sides and the rest is mainly lawn.



GARAGE

10'2" x 24'0" (3.12 x 7.32)



Accessed via a white up-and-over door and includes; power, lighting, space for storage and a window to the side elevation.

AERIAL PHOTO



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

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRAC & CASTLEFORD - 01977 791133

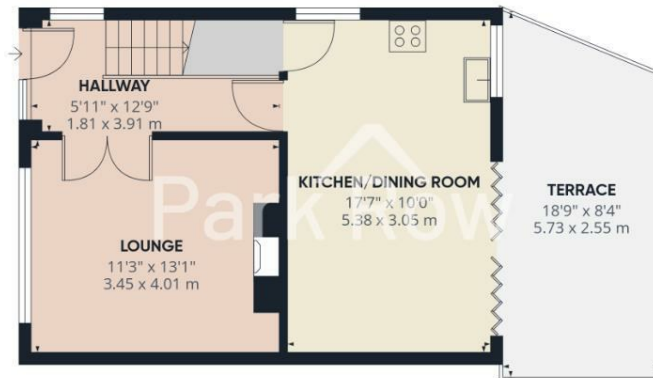
TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: C

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.



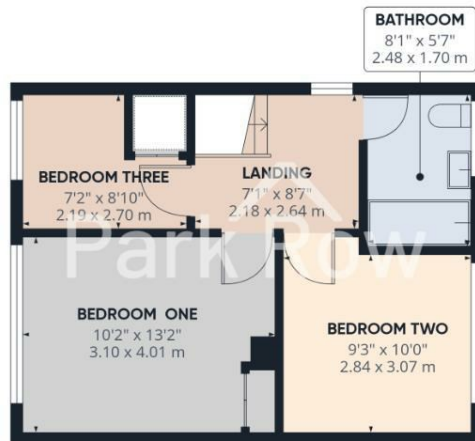
Floor 0 Building 1

Approximate total area⁽¹⁾

788 ft²
73.3 m²

Balconies and terraces

139 ft²
12.9 m²



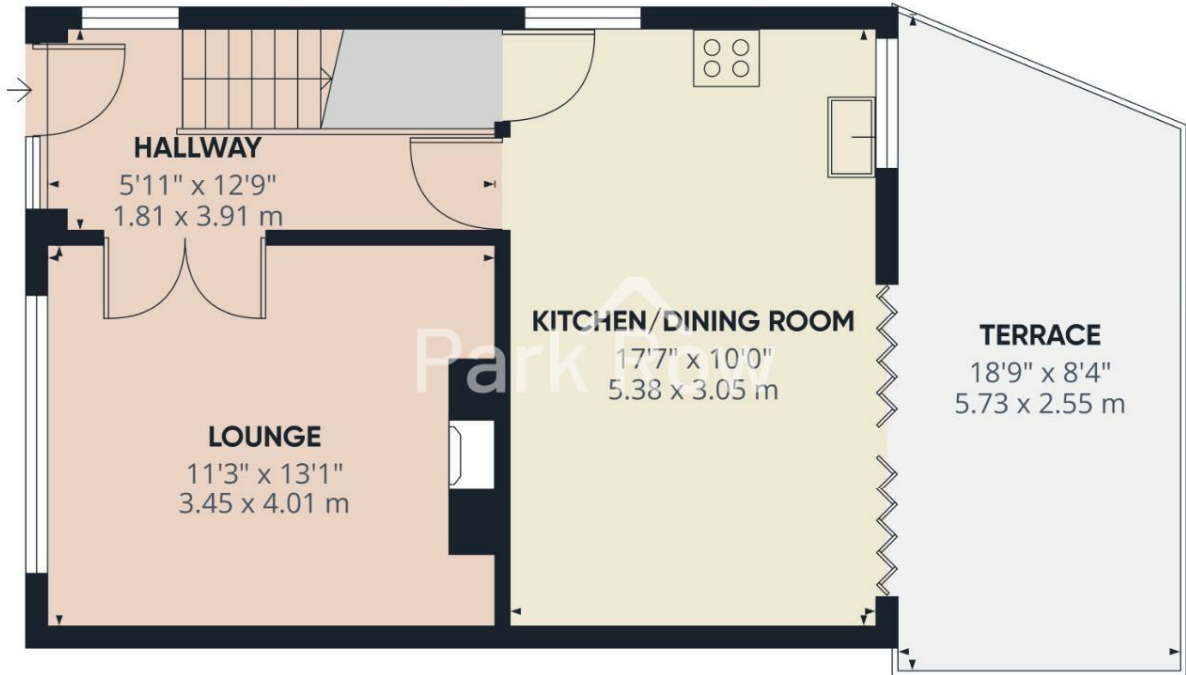
Floor 1 Building 1

(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





Approximate total area⁽¹⁾

406 ft²
37.8 m²

Balconies and terraces

139 ft²
12.9 m²

(1) Excluding balconies and terraces

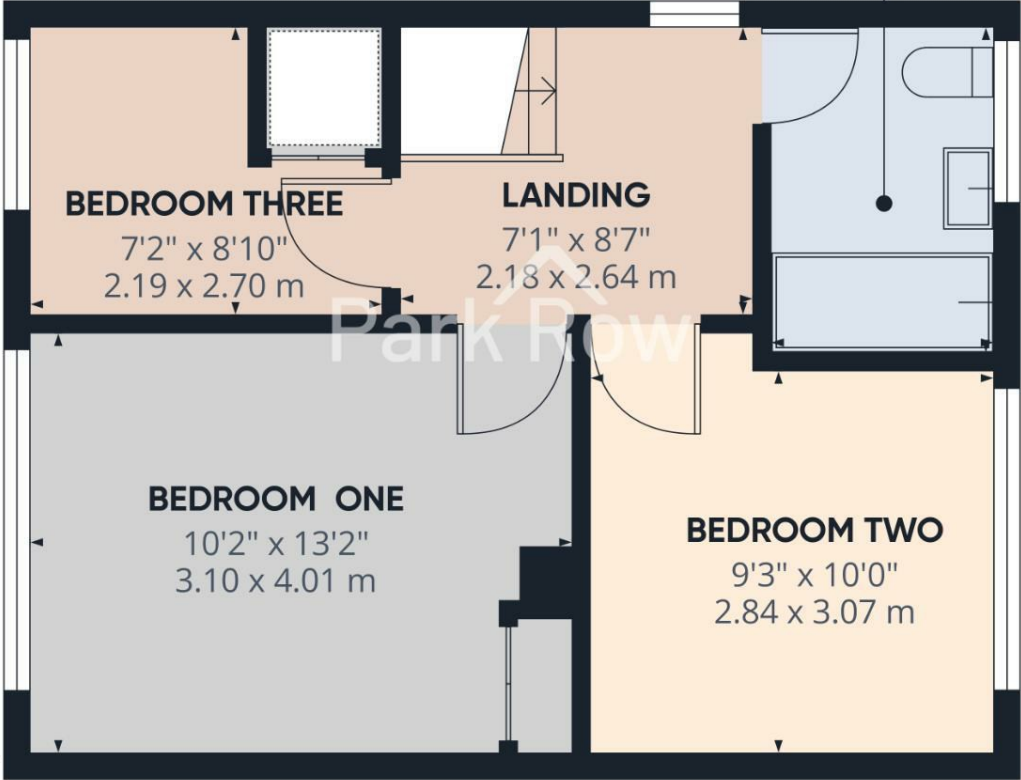
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Floor 0 Building 1

BATHROOM
8'1" x 5'7"
2.48 x 1.70 m


Park Row



Approximate total area⁽¹⁾
382 ft²
35.5 m²

(1) Excluding balconies and terraces

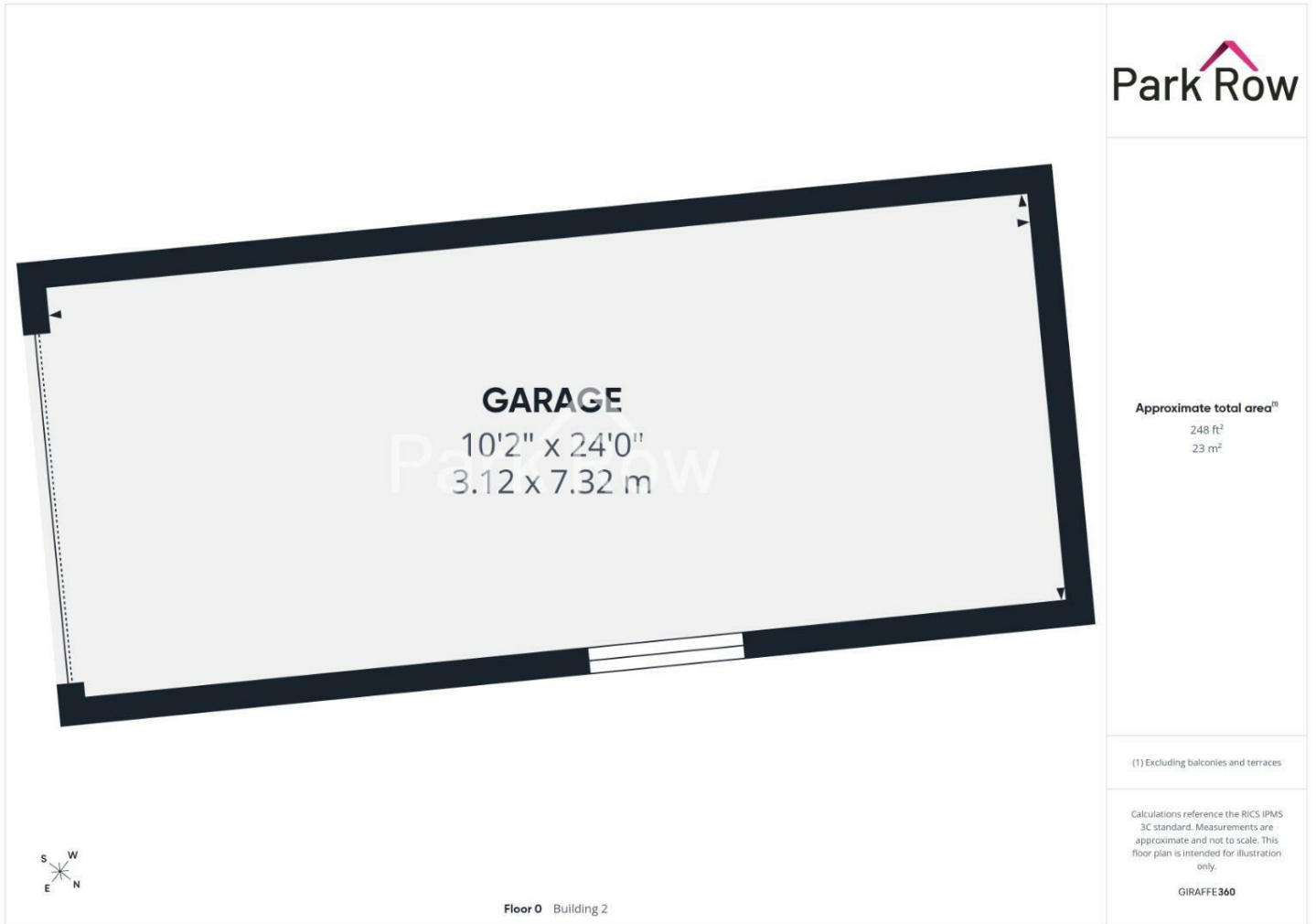
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Floor 1 Building 1



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T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
A (91-100)	A (84)	A (91-100)	A (91-100)
B (81-90)	B (79-83)	B (81-90)	B (81-90)
C (71-80)	C (69-78)	C (71-80)	C (71-80)
D (61-70)	D (65-77)	D (61-70)	D (61-70)
E (51-60)	E (55-76)	E (51-60)	E (51-60)
F (41-50)	F (49-75)	F (41-50)	F (41-50)
G (31-40)	G (45-74)	G (31-40)	G (31-40)
Not energy efficient - higher running costs	Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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