

Park Row



Byram Park Avenue, Byram, Knottingley, WF11 9EH

Offers In Excess Of £220,000



****SEMI DETACHED**THREE BEDROOM**OPEN PLAN LIVING/DINING**INTERNAL GARAGE** PARKING**CONSERVATORY****

Nestled in the charming area of Byram, Knottingley, this delightful semi-detached house on Byram Park Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting open plan living and dining room provides a warm atmosphere, perfect for both relaxation and entertaining guests.

The property features a practical internal garage, ensuring that you have ample storage space or the option for additional parking. Furthermore, there is parking available for two vehicles, making it easy for you and your guests to come and go with ease.

The overall layout of the house promotes a sense of openness and flow, making it a welcoming home for anyone who steps inside.

This property is well-positioned to enjoy the local amenities and the surrounding natural beauty. Whether you are looking to settle down or invest, this semi-detached house on Byram Park Avenue is a wonderful opportunity not to be missed.

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 FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter via a uPVC door with a double glazed glass panel within which leads into;

PORCH

A dwarf wall with double glazed windows above to the front and 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;

LIVING ROOM

14'9" x 60'8" (4.52 x 18.5)



A double glazed window to the front elevation, two central heating radiators, open staircase to first floor, an alcove with space for a decorative fireplace with a stone hearth plus an open doorway which leads into;



DINING ROOM

9'8" x 9'1" (2.95 x 2.77)



Double glazed window to the rear elevation, central heating radiator and a door which lead into;

KITCHEN

14'6" x 8'10" (4.42 x 2.7)



Double glazed window to the rear elevation and internal window to the conservatory, wooden shaker-style wall and base units, roll-edge laminate worktops, space for a freestanding cooker, a built in extractor fan, space and plumbing for a washing machine and a dishwasher, stainless steel drainer sink with chrome taps over, space for a freestanding fridge/freezer, tiled walls, a central heating radiator and a uPVC door with a double glazed glass panel within which leads into;



CONSERVATORY

12'9" x 6'5" (3.91 x 1.98)



A lean to conservatory with double doors lead out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

6'7" x 8'1" (2.01 x 2.47)



A double glazed window to the side elevation, loft access and internal doors which lead into;

BEDROOM ONE

12'9" x 9'11" (3.91 x 3.03)



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

BEDROOM TWO

9'1" x 9'10" (2.78 x 3.02)



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

BEDROOM THREE

9'0" x 8'2" (2.75 x 2.49)



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

BATHROOM

5'11" x 8'1" (1.82 x 2.48)



An obscure double glazed window to the rear elevation and includes a white suite comprising; a P-shape panel bath with taps and a mains shower over, pedestal hand basin with chrome taps over, a close coupled w/c, chrome heated towel rail and is fully tiled around the bath and half tiled to the remaining walls.



EXTERIOR FRONT



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

REAR



Accessed via the paved path at the front of the property, through the side door in the conservatory where you will step out onto; a paved area with space for seating, perimeter wooden fencing to the right and rear boundary and a breeze block fence to the left boundary, pebbled BBQ area, established borders with some shrubs, the rest is mainly lawn.





INTERNAL GARAGE

14412'8" x 9'0" (4393 x 2.75)

Accessed via the door in the porch or through the up and over door from the driveway and it includes; double glazed window to the rear elevation and is a fantastic space for storage.

EXTRA ROOM FOR PARKING



This land is adjacent to the property and is owned by a local farmer, the sellers have a written agreement with the farmer to state they are allowed access onto the land for further parking .

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 & Fri - 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

CASTLEFORD - 01977 558480

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

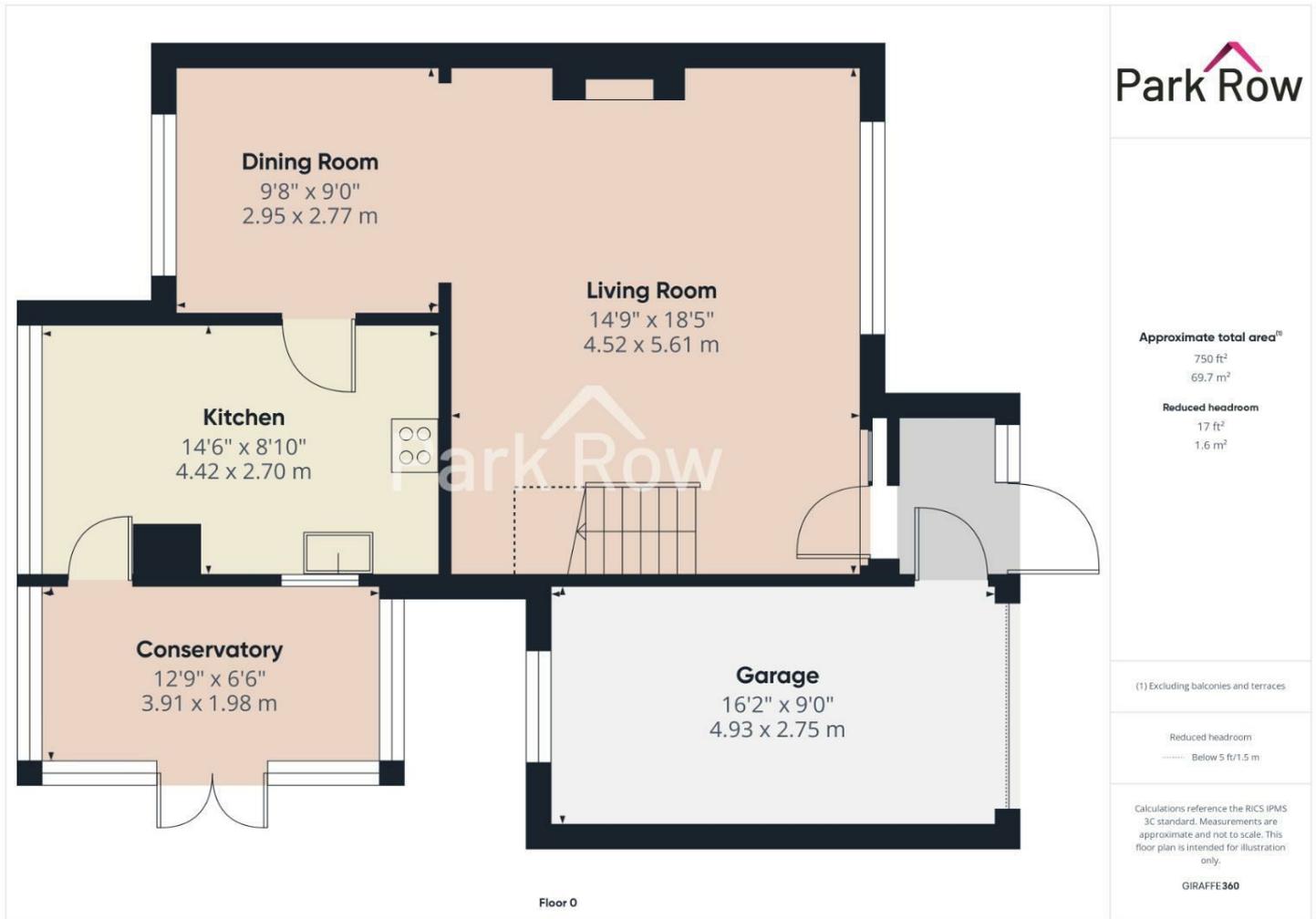
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

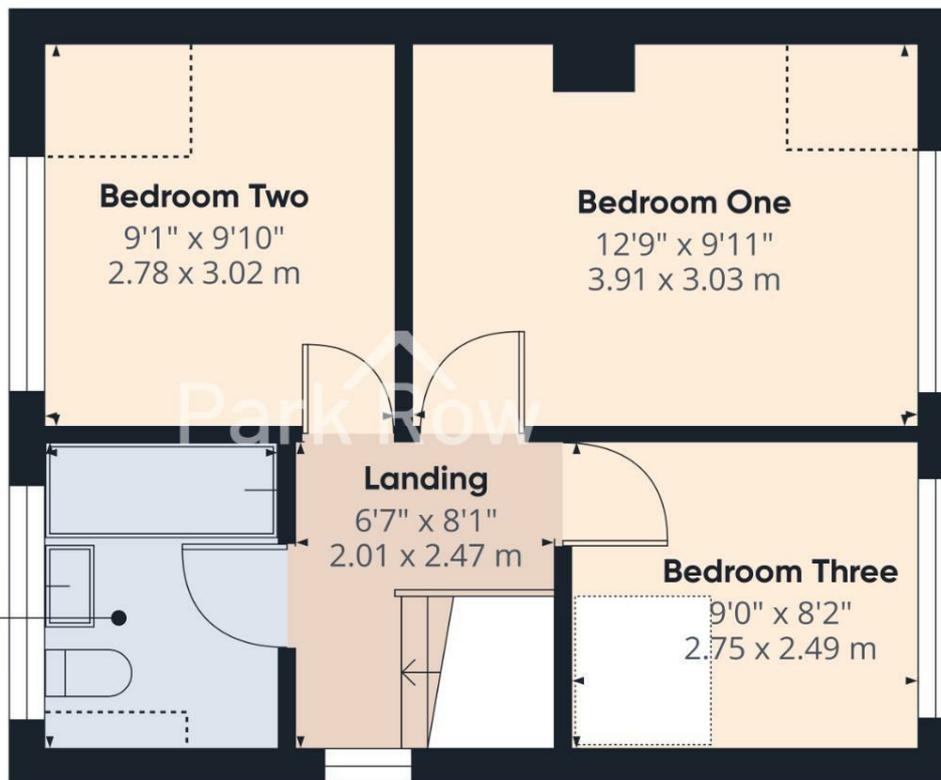
VIEWINGS

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.







Approximate total area⁽¹⁾

364 ft²
33.8 m²

Reduced headroom

23 ft²
2.1 m²

(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

Floor 1



Floor 0



Floor 1

Park Row

Approximate total area^m
1114 ft²
103.5 m²

Reduced headroom
40 ft²
3.7 m²

(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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