Park Row

The proactive estate agent



Wood Lea, Byram, Knottingley, WF11 9EB

Offers Over £190,000

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SEMI-DETACHED HOMETHREE BEDROOMS**REAR GARDEN**GARAGE**OFF-STREET PARKING**IN SOUGHT AFTER VILLAGE OF BYRAM**PERFECT FOR FIRST-TIME BUYERS**

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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AGENTS NOTES

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

INTRODUCTION

Nestled in the charming village of Byram, Knottingley, this delightful semi-detached home offers an ideal opportunity for first-time buyers seeking a comfortable and inviting home.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation and entertaining. The layout is both practical and appealing, ensuring a warm atmosphere throughout. The property also features a well-appointed bathroom, catering to the needs of modern living.

One of the standout features of this home is the garage, which not only provides secure parking but also offers additional storage space, making it a practical choice for those with hobbies or outdoor equipment. The rear garden presents a lovely outdoor area, ideal for enjoying sunny days, gardening, or simply unwinding in a peaceful setting.

Situated in the sought-after village of Byram, this property benefits from a friendly community atmosphere while still being conveniently located for access to local amenities and transport links. This home is a wonderful opportunity for those looking to establish themselves in a tranquil yet accessible location. Don't miss the chance to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with a double glazed obscure window within which leads into;

HALLWAY

9'10" x 5'8" (3.00 x 1.73)



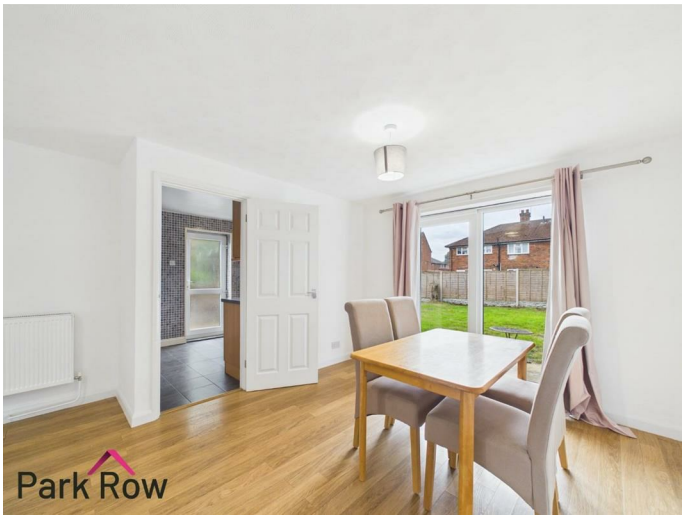
Double glazed window to the side elevation, central heating radiator, staircase to the first floor accommodation and an internal door which leads into;

LOUNGE/DINING ROOM

21'0" x 12'11" (6.42 x 3.96)



Double glazed bay window to the front elevation, central heating radiator, double glazed sliding door with a double glazed window to the rear elevation which leads out to the rear garden and an internal door which leads into;





KITCHEN
10'10" x 8'3" (3.31 x 2.53)



Double glazed window to the rear elevation, wooden shaker style base and wall units, grey worktop, stainless steel drainer sink with a chrome tap over, four ring electric hob, integrated oven, space and electrics for a free standing fridge/freezer, floor-to-ceiling tiles and a white uPVC door with two double glazed obscure windows within which leads out to the side of the property.



FIRST FLOOR ACCOMMODATION

LANDING
6'11" x 5'8" (2.12 x 1.73)



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

BEDROOM ONE
11'8" x 10'0" (3.58 x 3.07)



Double glazed window to the front elevation, central heating radiator and a cupboard with space for storage.



BEDROOM TWO
8'10" x 11'3" (2.71 x 3.43)



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



BEDROOM THREE
7'10" x 8'9" (2.39 x 2.68)



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



BATHROOM
5'6" x 7'5" (1.68 x 2.27)



Double glazed obscure window to the side elevation, double glazed obscure window to the rear elevation, wooden base and wall units, integrated hand basin with a chrome tap over, grey worktop, back-to-wall w/c, floor-to-ceiling tiles and a bath with a mains shower over.

EXTERIOR

FRONT



Black metal gate, concrete driveway which leads to the garage, decorative stone area and wooden perimeter fencing.

REAR



Accessed via the door in the kitchen and the sliding door in the lounge/dining room, paved area with space for seating, grass area, wooden fencing to all three sides and access to;





GARAGE

17'10" x 10'0" (5.45 x 3.05)

White up-and-over door, window to the side elevation, window to the rear elevation, space for parking and storage with lighting.

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.

TENURE AND COUNCIL TAX

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

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.

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.

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:

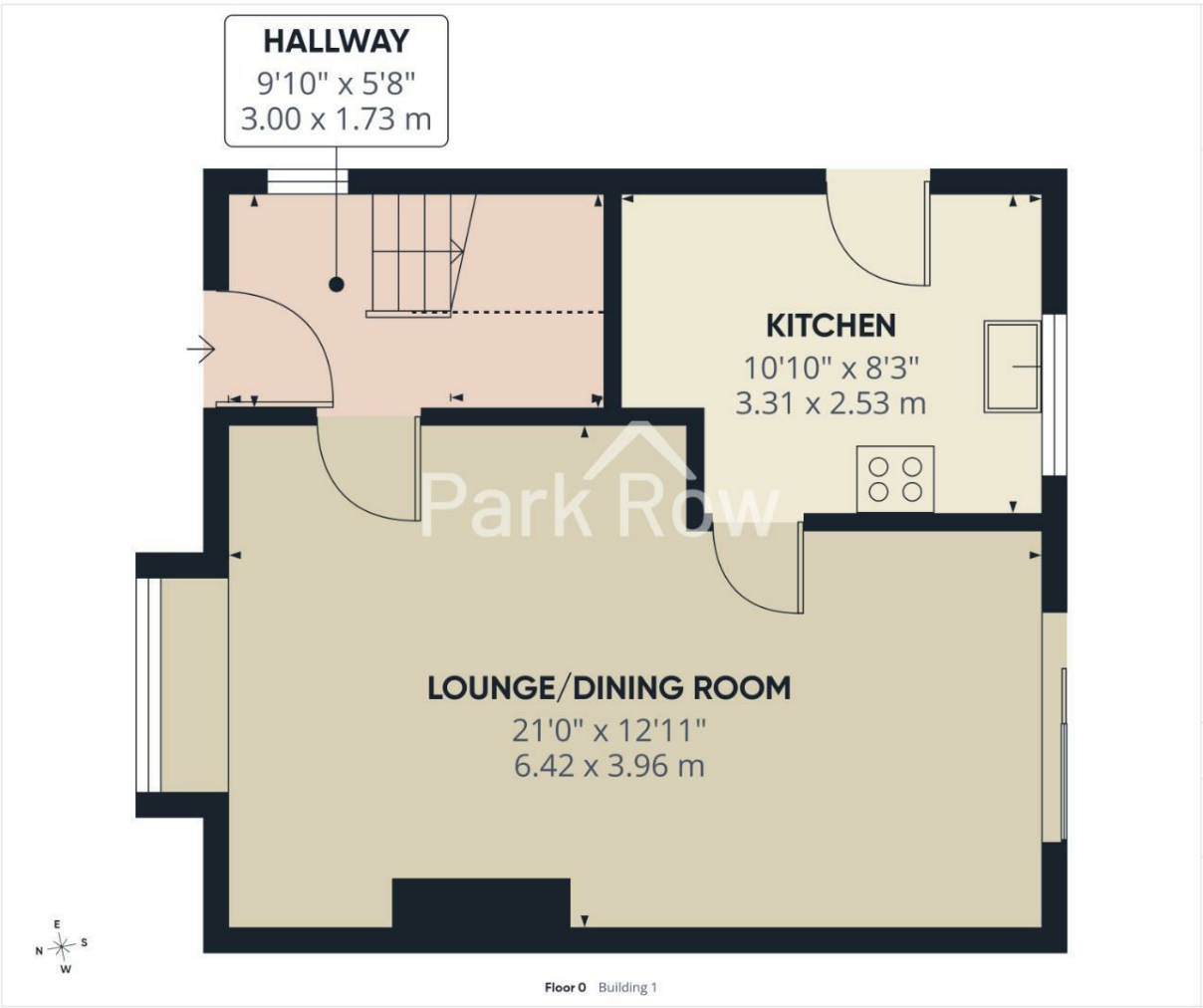
SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

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.

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.



Floor 0 Building 1

Park Row

Approximate total area(1)

401 ft²

37.3 m²

Reduced headroom

13 ft²

1.2 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.

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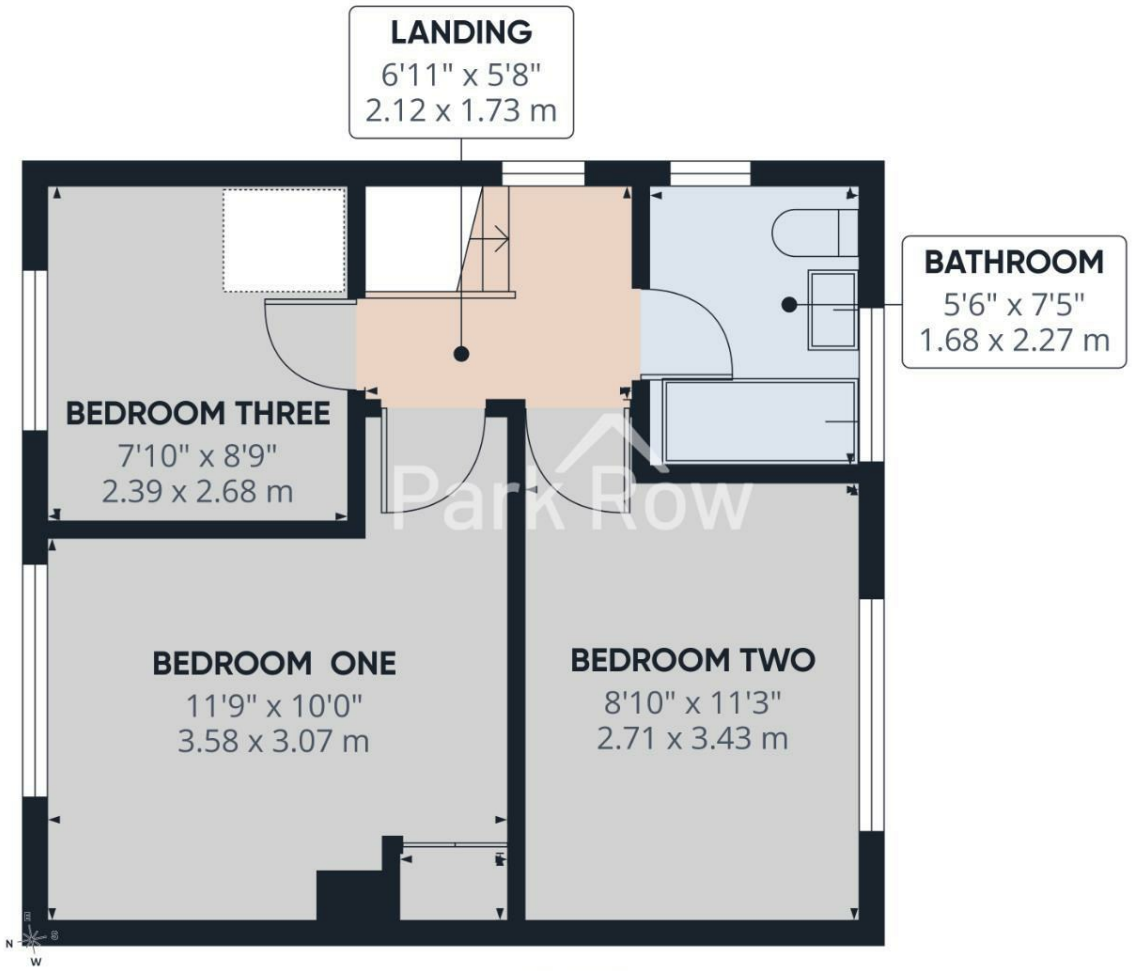

Floor 1 Building 1

Park Row

Approximate total area(1)

362 ft²

33.7 m²

(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.

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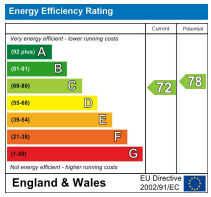

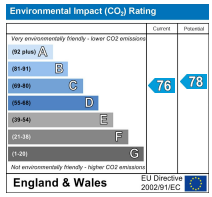

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