Park Row

The proactive estate agent



Sutton Lane, Byram, Knottingley, WF11 9DT

Offers In Excess Of £425,000

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EXTENDED DETACHED DORMER BUNGALOWFIVE DOUBLE BEDROOMS**WELL ESTABLISHED GARDENS**DETACHED DOUBLE GARAGE**SUN ROOM**OFF STREET PARKING FOR MULTIPLE VEHICLES**TWO RECEPTION ROOMS**DOWNSTAIRS W/C**EN-SUITE**UTILITY ROOM**BEAUTIFULLY PRESENTED THROUGHOUT**MODERN BATHROOM**

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 area of Sutton Lane, Byram, Knottingley, this stunning extended five-bedroom detached dormer bungalow offers a perfect blend of modern living and traditional comfort. On a double plot, spanning an impressive 2,417 square feet, this beautifully presented property is ideal for families seeking space and style.

The property includes a bright and airy snug, featuring an elegant sky lantern that flood the room with natural light. Double doors lead seamlessly to the rear garden, creating a harmonious indoor-outdoor flow. The inviting log-burning stove in the lounge adds a touch of warmth, making it a perfect spot for relaxation. The well-designed modern kitchen is a culinary delight, equipped with contemporary fixtures that cater to all your cooking needs.

This bungalow boasts two well-appointed bathrooms, including an en-suite to the master bedroom, ensuring convenience and privacy for all family members. Each of the five bedrooms is generously sized, providing ample space for rest and personalisation.

The property is further enhanced by a delightful sunroom in the rear garden, complete with power and lighting, making it an ideal space for a home office or a tranquil retreat. The well-established front and rear gardens offer a picturesque setting, perfect for outdoor enjoyment.

For those with vehicles, the property includes off-street parking for up to three vehicles, along with a detached double length garage for additional storage. The garage also includes a pit making it the perfect space for motor enthusiasts. This home truly encapsulates the essence of comfortable living in a desirable location. With its modern amenities and charming features, this bungalow is a rare find and not to be missed.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a blue wooden door with a single glazed obscure stained glass windows within and to the right hand side which leads into;

ENTRANCE HALLWAY

8'4" x 12'4" (2.56 x 3.77)



Wooden herringbone flooring, decorative panelling and internal doors which lead into;



LOUNGE

15'3" x 13'8" (4.67 x 4.18)

Double glazed bay window to the front elevation, a log burning stove set within a fireplace with a slate hearth and a wooden beam surround, a central heating radiator and oak double doors with glass panels within which lead through to;

SNUG
9'4" x 23'1" (2.87 x 7.04)




A double glazed bay window to the front elevation, a double glazed sky-lantern allowing in floods of natural light, spotlights surrounding, double glazed double doors which lead out to the rear garden, two vertical black central heating radiators and an open doorway which leads into;



KITCHEN
15'4" x 10'4" (4.68 x 3.17)



A double glazed window to the rear elevation, matt black base and tall units surrounding, square edge laminate worktops, contemporary double-bowl sink with integrated glass rinser and a mixer tap over, integrated fridge/freezer, integrated dishwasher, built in oven, built in microwave, five ring induction hob with a built in extractor fan over, tiled splashback, spotlights to the ceiling, a breakfast bar with space for seating and an open doorway which leads through to;



UTILITY ROOM
4'10" x 17'3" (1.48 x 5.26)



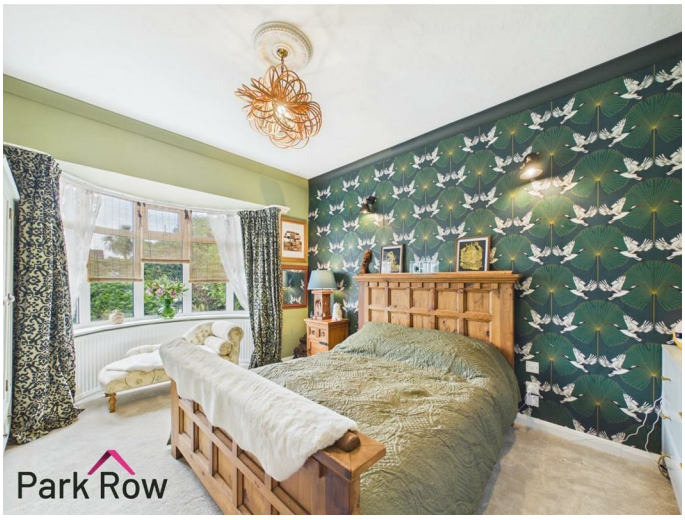
Double glazed rectangular window to the rear elevation, space and plumbing for a freestanding washing machine, space for a free standing dryer, stairs which lead up to the first floor accommodation, an internal oak door which leads back through to the hallway, a blue wooden stable door with a double glazed window within that leads out to the rear garden, black vertical central heating radiator and an internal oak door which leads into;

W/C
3'2" x 5'10" (0.99 x 1.78)



Close-coupled w/c, vintage style heated towel radiator, a pedestal hand basin with chrome taps over, half tiled walls and an extractor fan to the ceiling.

BEDROOM THREE
11'3" x 13'3" (3.44 x 4.04)



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



BEDROOM FIVE
11'6" x 10'3" (3.52 x 3.14)



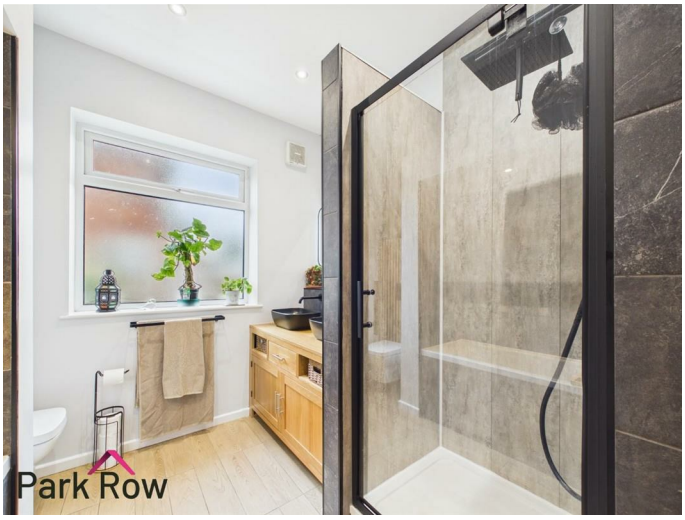
A double glazed window to the rear elevation and a central heating radiator.



BATHROOM
9'5" x 7'10" (2.88 x 2.40)



Double glazed obscure window to the side elevation, a close coupled w/c with a concealed cistern, a fully tiled bath with taps built within the walls and an alcove with space for storage, a fully tiled mains shower with a glass shower screen, his and hers black sinks with black taps built within the walls over and a wooden unit with space for storage under, spotlights to the ceiling, a black towel radiator and decorative flooring.



BEDROOM ONE
10'11" x 10'5" (3.34 x 3.19)



Double glazed window to the rear elevation, an internal door which leads into a walk in wardrobe with lots of space for storage, a central heating radiator, spotlights to the ceiling and a further internal door which leads into;



FIRST FLOOR ACCOMMODATION

LANDING
7'3" x 2'11" (2.23 x 0.91)
Internal doors which lead into;

EN-SUITE
7'1" x 8'8" (2.17 x 2.66)



A double glazed Velux-window to the ceiling, a close coupled w/c, a fully tiled walk in mains shower with a glass shower screen, dark grey double sinks with taps over and white gloss unit below with space for storage, spotlights to the ceiling and a chrome towel radiator.

BEDROOM TWO
18'2" x 10'4" (5.54 x 3.17)



A double glazed window to the rear elevation, a central heating radiator and a cupboard with space for storage.



BEDROOM FOUR
15'5" x 8'6" (4.70 x 2.60)



A double glazed window to the side elevation, central heating radiator and a cupboard door which leads into eaves storage.





EXTERIOR

FRONT



To the front of the property there are white wooden vehicle gates leading onto the concrete driveway with space for parking, access into the garage, access into the rear garden, a concrete pathway which leads to the entrance door, a stone built dwarf wall surrounding the front garden, borders filled with various mature plants/bushes and trees, a brick built paved pathway with decorative stones and trees surrounding, a further pathway which leads to the rear garden and the rest is mainly lawn.

REAR



Accessed via both pathways at the front of the property, the double doors in the snug and the door in the hallway which leads out to; a concrete patio area with space for seating, steps down to the rest of the garden, a paving stone pathway which leads to a summer house, a paved area with space for outdoor seating, various borders filled with mature trees/bushes and plants, composite decking which gives access to the sunroom, a wooden built pergola with space for seating underneath, wooden perimeter fencing to all three sides and the rest is mainly areas filled with decorative stones.

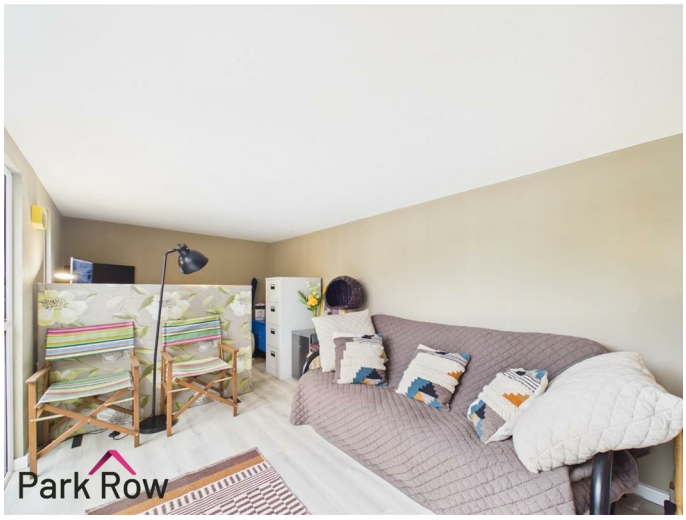






SUNROOM

9'0" x 18'10" (2.76 x 5.75)



A double glazed window to the rear elevation, power, lighting and double glazed double doors with double glazed windows either side that leads out to the rear elevation.



GARAGE

11'1" x 31'11" (3.40 x 9.73)

Accessed via the cream wooden doors from the driveway and includes; a double glazed obscure window to the front elevation, four double glazed windows to the side elevation, power and lighting.

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
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

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

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

Park Row

Approximate total area(1)

1193 ft²

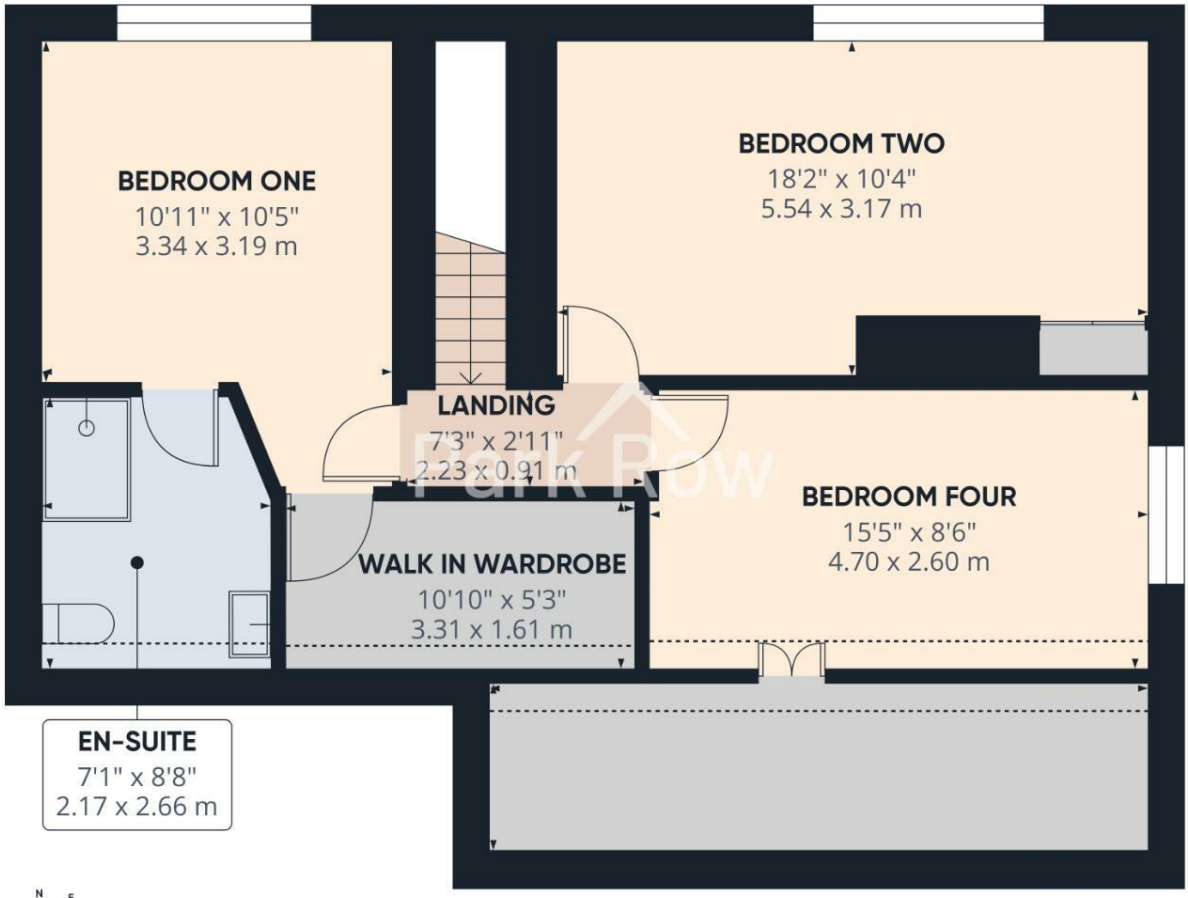
110.9 m²

(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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Floor 1 Building 1

Park Row

Approximate total area(1)

686 ft²

63.8 m²

Reduced headroom

108 ft²

10 m²

(1) Excluding balconies and terraces

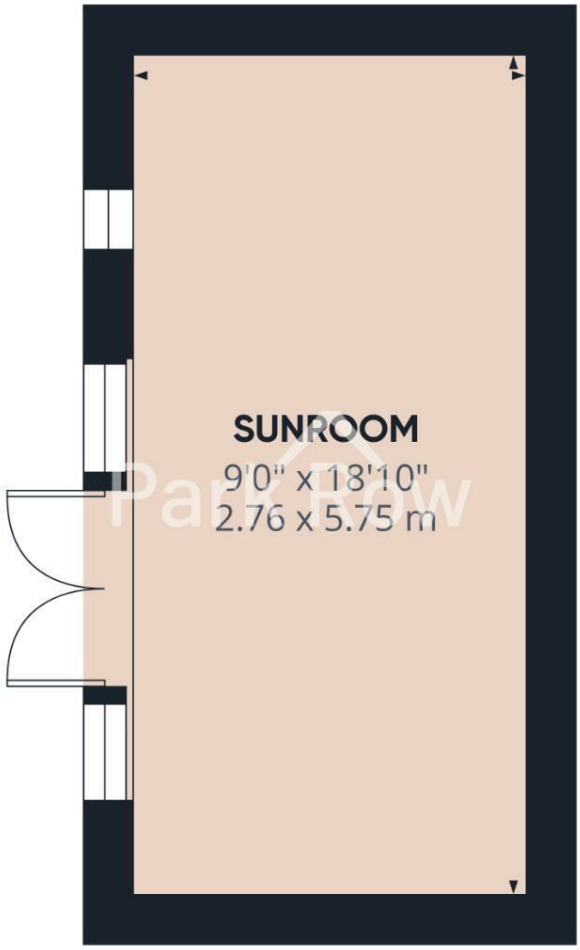
Reduced headroom

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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Park Row

Approximate total area(1)

172 ft²
16 m²

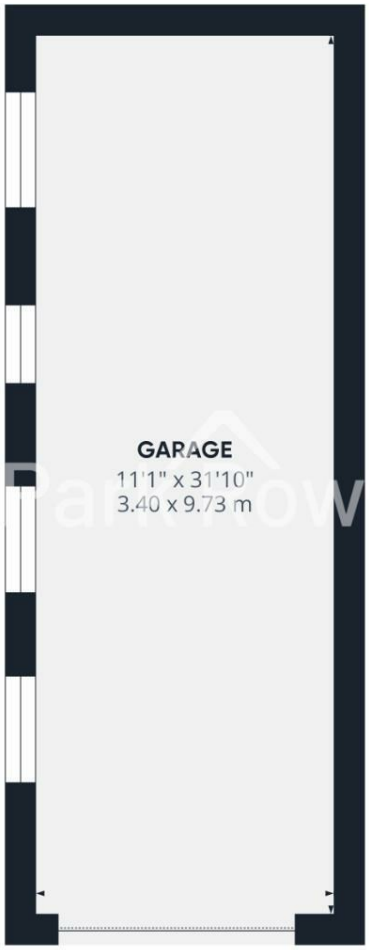
(1) Excluding balconies and terraces

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Floor 0 Building 3

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Floor 0 Building 2

Park Row

Approximate total area(1)

366 ft²

34 m²

(1) Excluding balconies and terraces

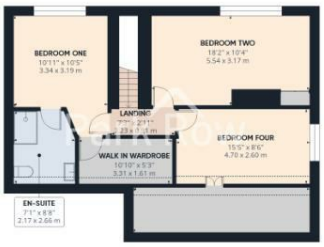
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3

Park Row

Approximate total area[1]

2417 ft²

224.7 m²

Reduced headroom

108 ft²

10 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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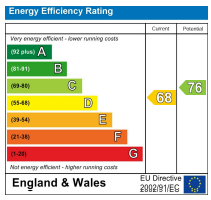


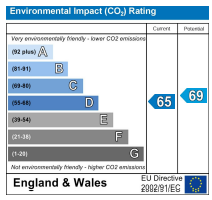




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