Park Row

The proactive estate agent

Sutton Lane, Byram, Knottingley, WF11 9DT

Offers In Excess Of £220,000

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SEMI-DETACHEDTHREE BEDROOMS**GARAGE**OFF STREET PARKING**REAR GARDEN**PERFECT FOR FIRST TIME BUYERS**

Nestled in the charming area of Sutton Lane, Byram, Knottingley, this delightful semi-detached house presents an excellent opportunity for first-time buyers or small families seeking a comfortable and inviting home. Spanning an impressive 761 square feet, the property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find a welcoming reception room that flows seamlessly into an open-plan kitchen and dining area, perfect for entertaining guests or enjoying family meals. The layout encourages a sense of togetherness, making it an ideal setting for creating cherished memories.

The property is further enhanced by both front and rear gardens, offering a lovely outdoor space for children to play or for adults to unwind in the fresh air. Additionally, the garage and off-street parking for up to four vehicles ensure that parking will never be a concern, a rare find in many urban settings.

This semi-detached home is not only practical but also exudes a warm and inviting atmosphere, making it a wonderful place to call home. With its convenient location and thoughtful features, this property is sure to attract those looking for a blend of comfort and functionality. Do not miss the chance to view this charming residence; it may just be the perfect fit for you and your family.

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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GROUND FLOOR ACCOMMODATION

ENTRANCE

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

ENTRANCE HALLWAY

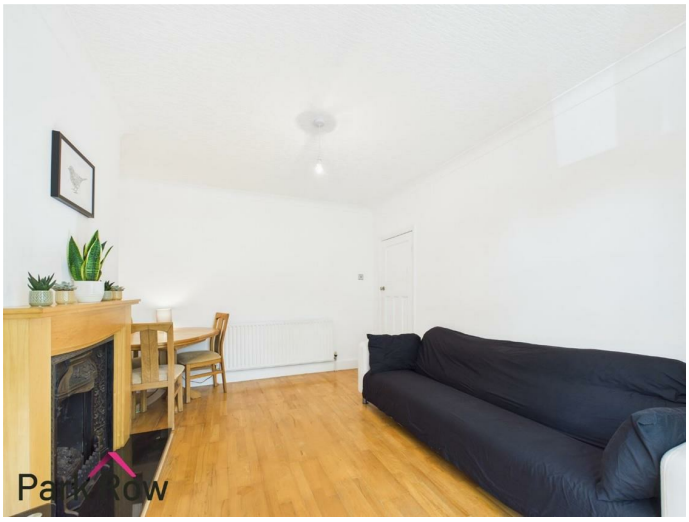
13'5" x 5'9"

An obscure double glazed window to the front elevation, stairs which lead up to the first floor accommodation, a central heating radiator, under-stairs storage cupboards and internal doors which lead into;

LOUNGE

14'5" x 11'2"

A double glazed bay-window to the front elevation, a central heating radiator and a fire set within a fireplace with a wooden surround.



KITCHEN/DINING ROOM
15'10" x 9'8"

A double glazed window to the side elevation, uPVC door with an obscure double glazed window within which leads out to the side of the property, white wooden shaker-style wall and base units surrounding, space and plumbing for a washing machine and a dishwasher, roll-edge laminate worktop, circular sink set within the worktop with chrome taps over, four ring electric hob with an built in extractor fan over, tiled splashback, space for a freestanding fridge/freezer, cupboards within the walls with space for storage, a door which leads into under-stairs storage, a central heating radiator and a double glazed double door which leads into the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
8'5" x 2'9"

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

BEDROOM ONE
15'1" x 11'0"

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

BEDROOM TWO
11'3" x 9'9"

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

BEDROOM THREE
7'11" x 6'2"

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

BATHROOM
5'10" x 5'7"

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 p-shaped panel bath with a mains shower above and a glass shower screen, fully tiled around the bath and half tiled to the rear wall, a chrome heated towel rail and mirrored wall unit with space for storage.

EXTERIOR

FRONT

To the front of the property there is a concrete driveway with space for parking, a paved area with more spaces for parking access into the garage, access into the entrance, access into the rear garden, perimeter wooden fencing to the left hand side, perimeter hedging to the front and right hand side and the rest is mainly lawn.

REAR

Accessed via the front of the property or trough the double doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, space for an outdoor shed, perimeter fencing to the left hand side, brick built wall to the rear and right hand side, mature trees to the centre and the rest is mainly lawn and decorative stones.

GARAGE

Accessed via the up and over door and includes a lot of space for storage.

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 - 9.00am to 5.30pm
Friday - 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

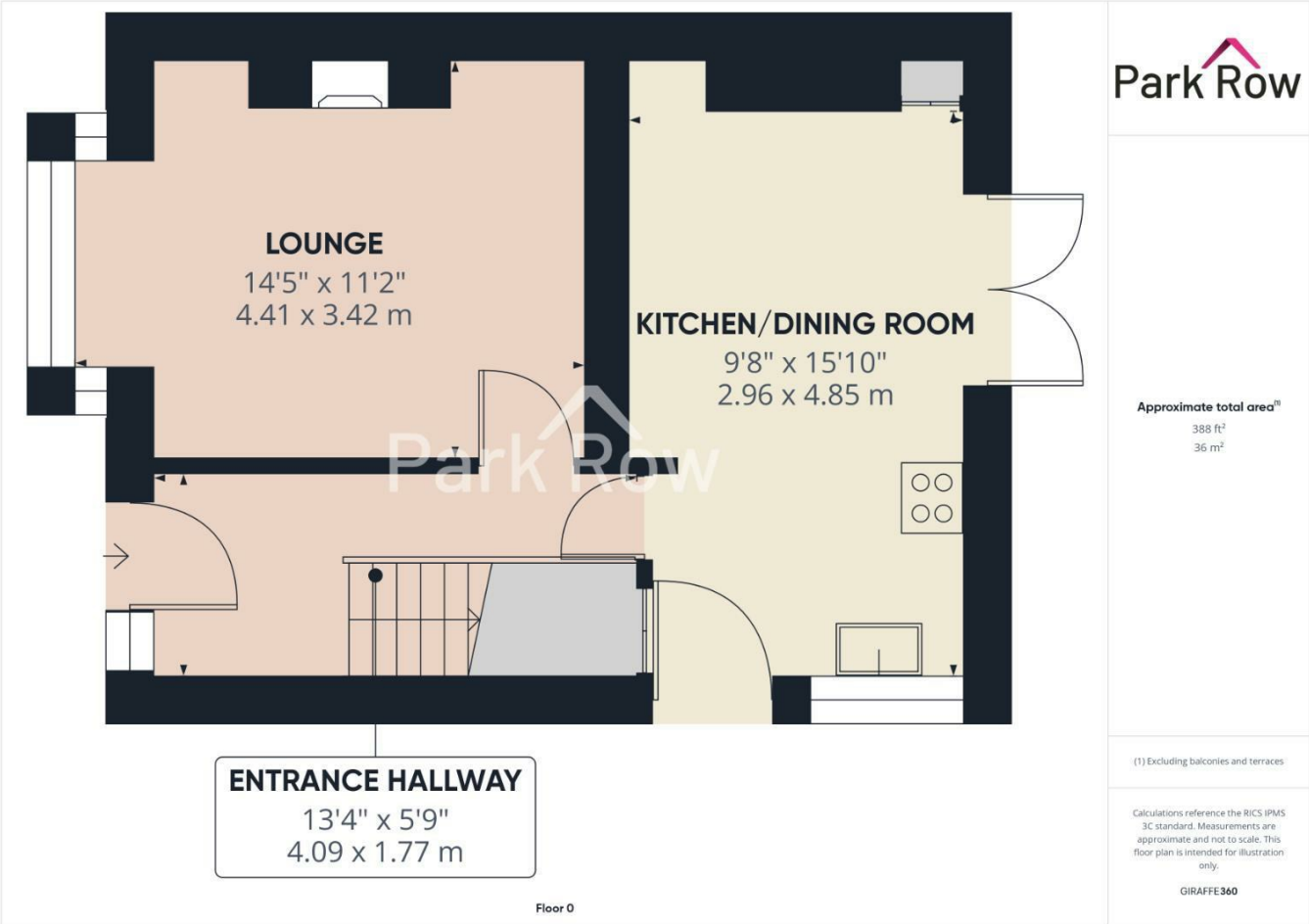
TENURE AND COUNCIL TAX

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.



Park Row

Approximate total area(1)

388 ft²

36 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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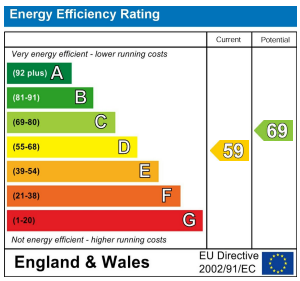

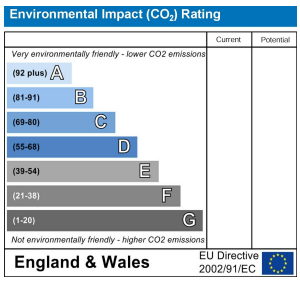

W **www.parkrow.co.uk**

T **01977 681122**

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA

sherburn@parkrow.co.uk

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