

# Park Row

The proactive estate agent



**East Acres, Byram, Knottingley, WF11 9DX**

**Offers In Excess Of £180,000**



**\*\*END-TERRACE HOME\*\*THREE BEDROOMS\*\*OFF STREET PARKING\*\*REAR GARDEN\*\*CONSERVATORY\*\*BEAUTIFULLY PRESENTED THROUGHOUT\*\*PERFECT FOR FIRST TIME BUYERS\*\*OUTBUILDINGS\*\***

**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 East Acres, Byram, Knottingley, this delightful end-terrace house is an ideal choice for first-time buyers seeking a comfortable and well-presented home. The property boasts three spacious bedrooms, providing ample room for family living or guest accommodation. The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining.

One of the standout features of this home is the conservatory, which is adorned with sliding doors that seamlessly connect to the beautifully maintained rear garden. This outdoor space is perfect for enjoying the summer months, whether you are hosting gatherings or simply unwinding in the fresh air. Additionally, the block-paved driveway offers convenient parking for a couple of vehicles, ensuring ease of access for you and your guests.

For those in need of extra storage, the outbuilding at the rear of the property presents a practical solution, allowing you to keep your belongings organised and out of sight.

The location is particularly advantageous, with excellent transport links nearby. The M62 motorway, just two miles away at Junction 33, and the A1(M) motorway, approximately four miles away at Junctions 41-42, provide quick access to major cities such as Leeds and York, both reachable in around 30 minutes. This connectivity makes it an excellent choice for commuters or those who enjoy exploring the wider region.

In summary, this beautifully presented mid-terrace home in East Acres is a wonderful opportunity for those looking to establish themselves in a vibrant community, with the added benefits of a lovely garden, convenient parking, and excellent transport links.

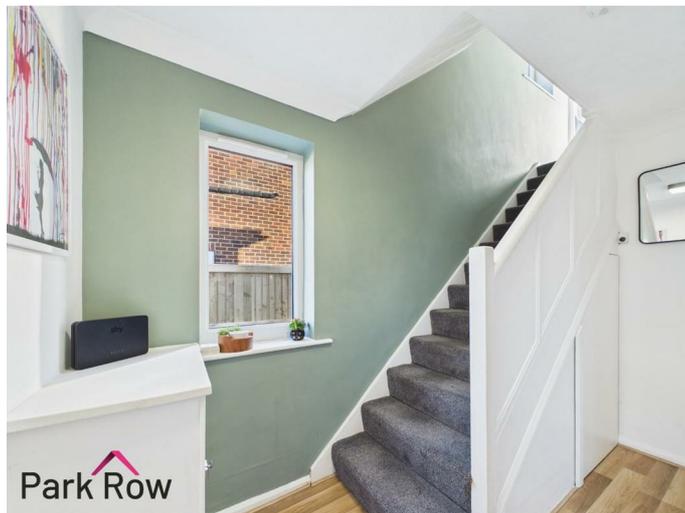
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a sage green composite door with double glazed panels within which leads into;

### ENTRANCE HALLWAY

9'10". x 5'10" (3.0. x 1.78)



Stairs which lead up to the first floor accommodation, a cupboard door which leads into under-stairs storage, a central heating radiator and an internal door which leads into;

### LOUNGE/DINING ROOM

21'3" x 12'11" (6.48 x 3.96)



A double glazed window to the front elevation, a gas fire set within a fireplace with a tiled hearth and a wooden surround, two central heating radiators, a door which leads into the kitchen and double glazed sliding doors which lead into;



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## CONSERVATORY 7'3" x 6'11" (2.22 x 2.11)



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A dwarf wall with double glazed windows above to the left hand side, a poly-carbonate roof, a central heating radiator and a double glazed sliding door which leads out to the rear garden.



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## KITCHEN

10'9" x 8'5" (3.30 x 2.57)



A double glazed window to the rear elevation, white shaker-style wall and base units, oak-effect laminate worktop, built in oven, four ring electric hob with a built in extractor fan over, tiled splashback, space and plumbing for a washing machine, space for a freestanding fridge/freezer, a central heating radiator and a uPVC door with a double glazed glass panel within which leads out to the side of the property.

## LANDING

7'1" x 6'0" (2.17 x 1.83)



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

## BEDROOM ONE

10'2" x 9'10" (3.11 x 3.01)

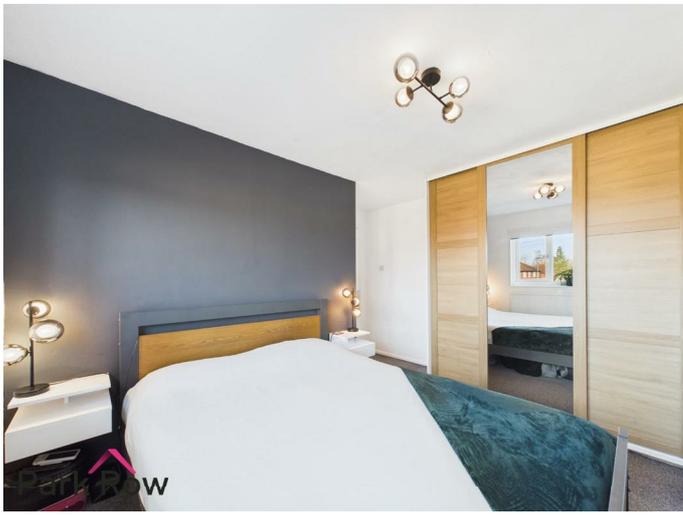


A double glazed window to the front elevation, a central heating radiator and built in wardrobes.

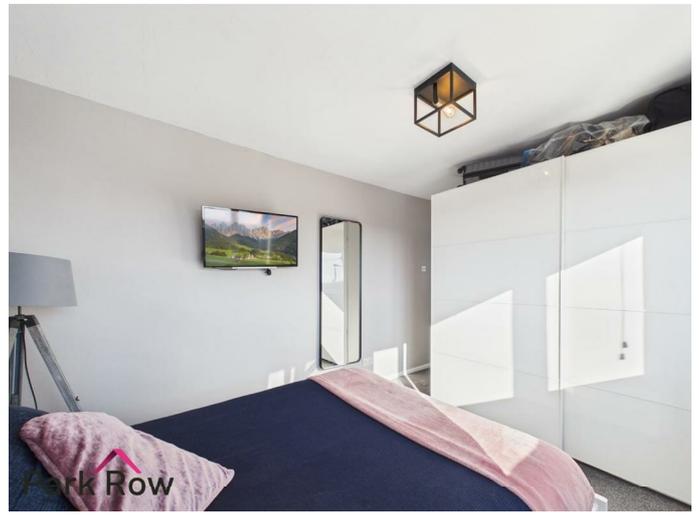
## FIRST FLOOR ACCOMMODATION



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**BEDROOM TWO**  
11'11" x 9'0" (3.64 x 2.76)



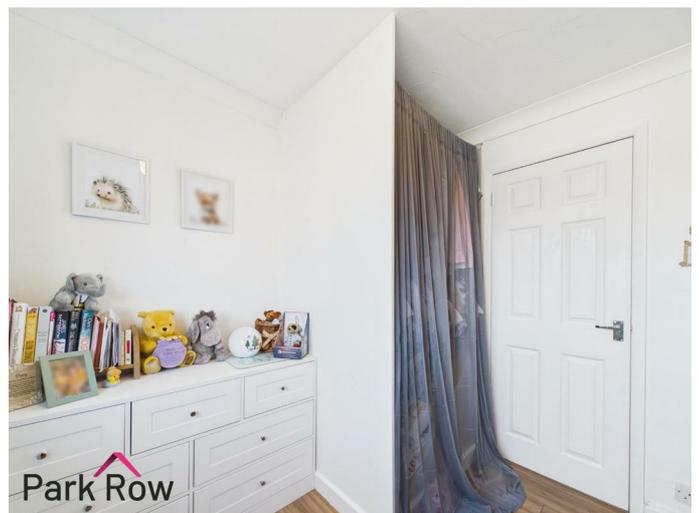
**BEDROOM THREE**  
8'9" x 7'10" (2.68 x 2.40)



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



A double glazed window to the front elevation, a central heating radiator and an open space for wardrobe storage.



## BATHROOM

7'4" x 6'2" (2.25 x 1.88)



An obscure double glazed window to the rear elevation, a further obscure double glazed window to the side elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower over and a glass shower screen, a chrome heated towel rail, fully tiled around the bath and half tiled to the remaining walls.

## EXTERIOR

### FRONT



To the front of the property there is a block paved driveway with space for parking, access into the entrance, electrics for an EV car charger, a block paved pathway which leads down the side of the property to the rear garden, access into the kitchen at the side of the property plus perimeter brick built dwarf walls to either side.



### REAR



Accessed via the front of the property or through the doors in the conservatory where you will step put onto; a wooden

decked area with space for outdoor seating, a paved patio area with further space for seating, a paved pathway which leads to the rear outbuilding, borders filled with mature shrubs, an outdoor tap, perimeter wooden fencing to all three sides and the rest is mainly lawn.



#### **OUTBUILDING 1**

**20'0" x 10'5" (6.10 x 3.18)**

Accessed from the door from the side of the property and includes space for storage.

#### **OUTBUILDING 2**

**6'0" x 5'8" (1.84 x 1.75)**

Accessed from the door in the rear garden and includes; a glazed window to the side elevation and space for storage. Has potential for it to become an outdoor office/working space.

## 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: A

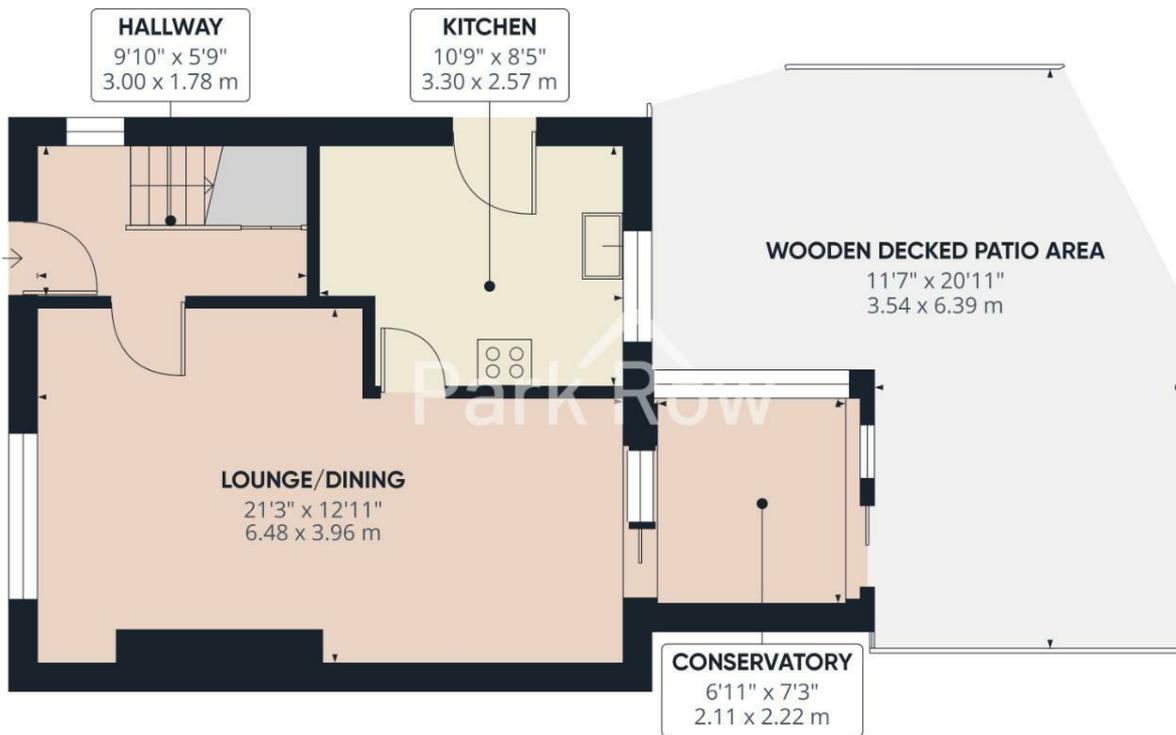
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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.



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<b>Approximate total area<sup>(1)</sup></b>
456 ft <sup>2</sup>
42.4 m <sup>2</sup>
<b>Balconies and terraces</b>
308 ft <sup>2</sup>
28.6 m <sup>2</sup>

(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.

GIRAFFE 360



Floor 0 Building 1

**BEDROOM THREE**

7'10" x 8'9"  
2.40 x 2.68 m

**LANDING**

7'1" x 6'0"  
2.17 x 1.83 m

**BATHROOM**

5'6" x 7'4"  
1.68 x 2.25 m



Floor 1 Building 1

  
**Park Row**

Approximate total area<sup>(1)</sup>  
373 ft<sup>2</sup>  
34.6 m<sup>2</sup>

(1) Excluding balconies and terraces

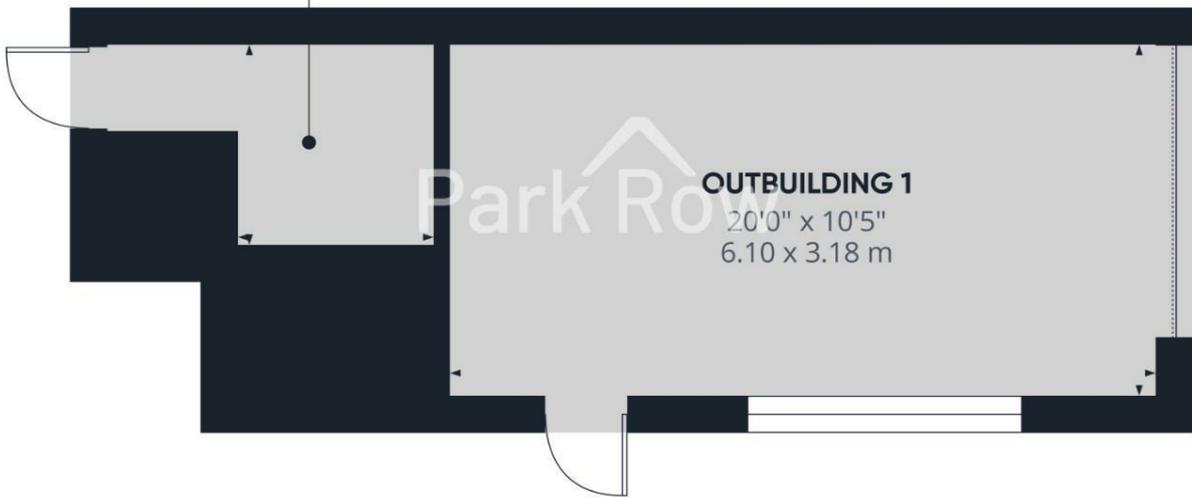
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**OUTBUILDING 2**  
5'8" x 6'0"  
1.75 x 1.84 m



**OUTBUILDING 1**  
20'0" x 10'5"  
6.10 x 3.18 m

Approximate total area<sup>(1)</sup>  
254 ft<sup>2</sup>  
23.6 m<sup>2</sup>

(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 0 Building 2



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sherburn@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (91-101)		A (91-101)	
B (81-90)		B (81-90)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



MEMBER  
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