

# Park Row

The proactive estate agent



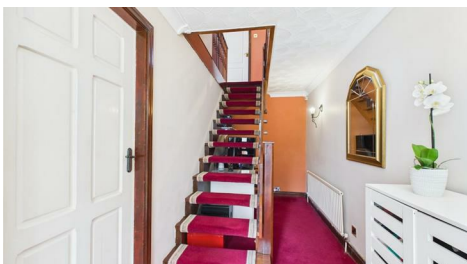
**Byram Park Avenue, Byram, Knottingley, WF11 9EH**

**Offers In Excess Of £240,000**



**\*\*SEMI-DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*ENCLOSED REAR GARDEN\*\*OFF STREET PARKING\*\*GREAT LOCATION FOR FAMILIES\*\***

**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 Byram Park Avenue, Knottingley, this delightful semi-detached home offers a perfect blend of comfort and modern living, making it an ideal choice for families. Spanning an impressive 1,277 square feet, the property boasts four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom for added privacy and convenience.

The heart of the home is undoubtedly the open-plan kitchen and dining area, which creates a warm and inviting space for family gatherings and entertaining guests. This layout not only enhances the flow of the home but also allows for ample natural light to fill the rooms, creating a bright and airy atmosphere.

In addition to the spacious interior, the property features off-street parking for two vehicles, ensuring that you and your guests will always have a convenient place to park. The enclosed rear garden provides a safe and private outdoor space, perfect for children to play or for hosting summer barbecues.

With its family-friendly layout and desirable location, this semi-detached house on Byram Park Avenue is a wonderful opportunity for those seeking a comfortable and stylish home in a welcoming community. Don't miss the chance to make this lovely property your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter via a uPVC door with a double glazed glass panel within plus a double glazed full length window to the side which leads into;

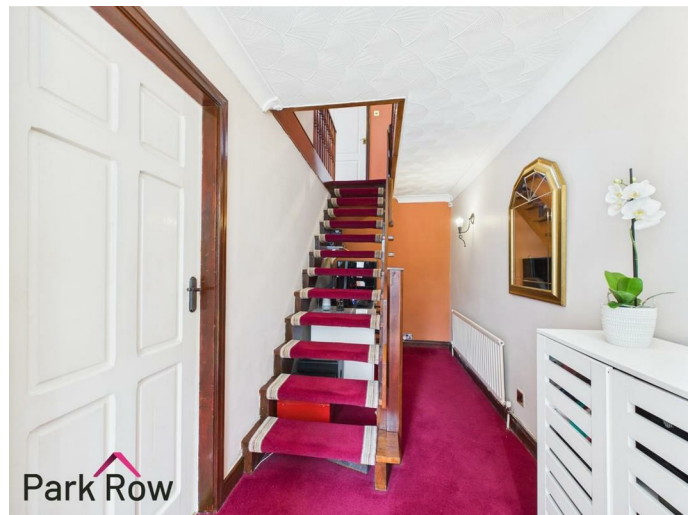
### PORCH

6'5" x 4'5" (1.98 x 1.36)

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

## ENTRANCE HALLWAY

14'9" x 5'10" (4.51 x 1.79)



Stairs which lead up to the first floor accommodation, central heating radiator and an internal door which leads into;

## LOUNGE

(14'9" x 12'0") + (9'7" x 9'1") ((4.51 x 3.68) + (2.93 x 2.78))



Double glazed windows to the front and rear elevation, fire set within a marble hearth and a wooden surround, two central heating radiators and an internal door which leads into;



shaker-style wall/tall and base units surrounding, roll-edge laminate worktops, space for a freestanding cooker with a built in extractor fan over plus stainless steel splashback, space and plumbing for a washing machine and a dishwasher, one and a half stainless steel drainer sink with chrome taps over, space for a freestanding fridge/freezer, tiled flooring, a central heating radiator, a uPVC door with a double glazed glass panel within which leads out to the side elevation plus a double glazed double doors which leads out to the rear garden.



**KITCHEN/DINING**  
18'6" x 9'8" (5.66 x 2.95)



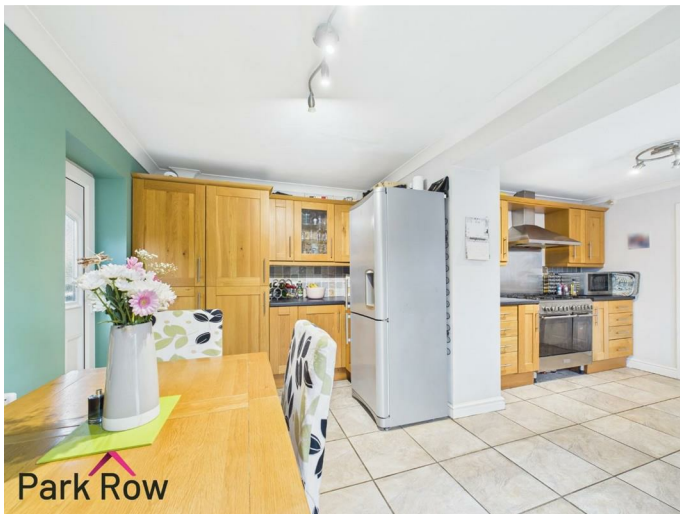
A double glazed window to the rear elevation, wooden



**BEDROOM ONE**  
15'8" x 8'7" (4.79 x 2.63)



A double glazed window to the front elevation, a central heating radiator and an internal door which leads into;



**FIRST FLOOR ACCOMMODATION**

**LANDING**

8'4" x 6'7" (2.55 x 2.02)

Loft access and internal doors which lead into;



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### ENSUITE

8'0" x 6'4" (2.46 x 1.95)



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 corner shower with a mains shower and a glass sliding shower screen, a chrome heated towel rail and is fully tiled floor to ceiling.

### BEDROOM TWO

12'6" x 7'7" (3.82 x 2.32)



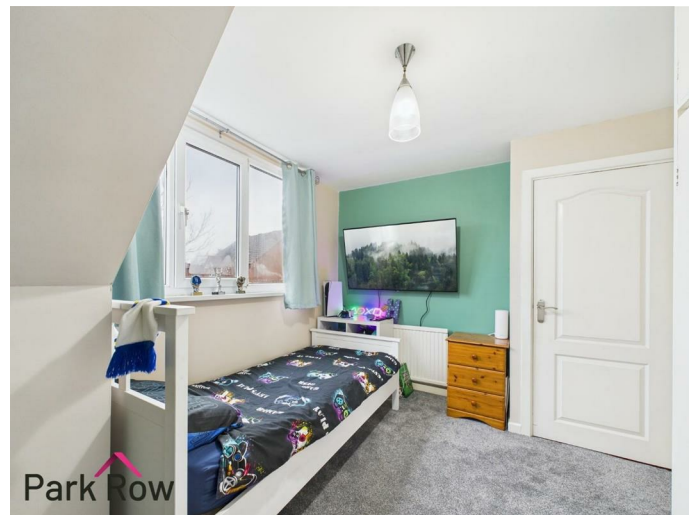
A double glazed window to the front elevation, a central heating radiator and a built in white wooden wardrobe plus a dressing table with space for storage.

### BEDROOM THREE

11'2" x 9'4" (3.41 x 2.85)



A double glazed window to the rear elevation, a central heating radiator and built in cupboards with white wooden doors.



## BEDROOM FOUR

8'4" x 5'2" (2.55 x 1.58)



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



## FAMILY BATHROOM

5'10" x 4'11" (1.80 x 1.51)



An obscure double glazed window to the rear elevation and includes a white suite comprising; a panel bath with taps and a shower head attachment over, pedestal hand basin with chrome taps over, a close coupled w/c, chrome heated towel rail and is fully tiled floor to ceiling.

## EXTERIOR

### FRONT



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

## REAR



Accessed via the wooden gate at the front of the property, through the side door in the kitchen/dining or through the double doors in the kitchen/dining where you will step out onto; a paved area with space for seating, an area to the bottom of the garden where you can house chickens, perimeter wooden fencing to both sides, a brick built dwarf wall to the rear and the rest is mainly lawn.



## GARAGE

(11'0" x 8'9") + (9'7" x 5'0") ((3.37 x 2.69) + (2.93 x 1.53))

Accessed via the driveway via the electric roller-shutter door or through the door in the porch and it includes: power, lighting and is a fantastic space for storage.

## EXTRA SPACE 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 .

## 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.

## 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.

## 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.

## 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, Weds, Thurs and 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

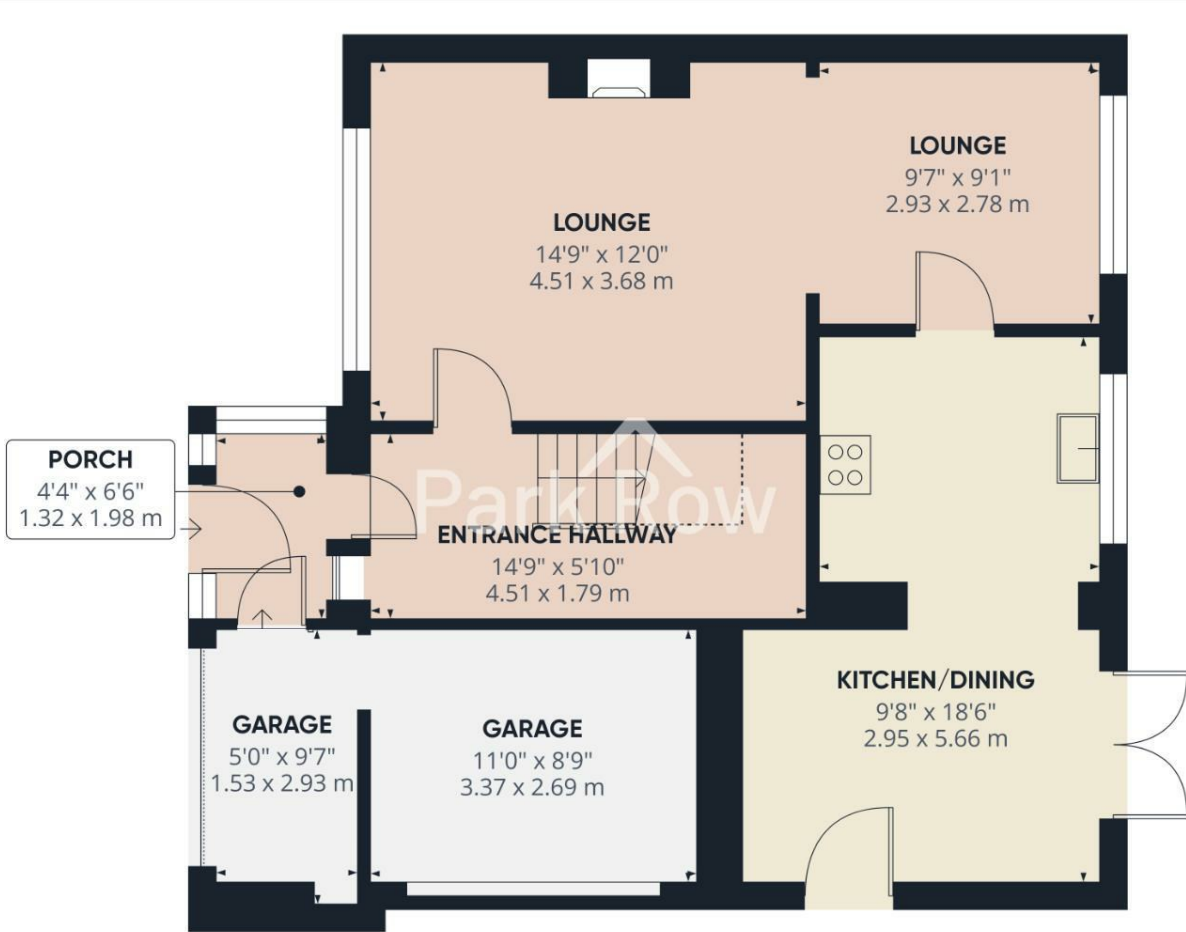
## VIEWINGS

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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Floor 0

**Approximate total area<sup>(1)</sup>**  
733 ft<sup>2</sup>  
68.2 m<sup>2</sup>

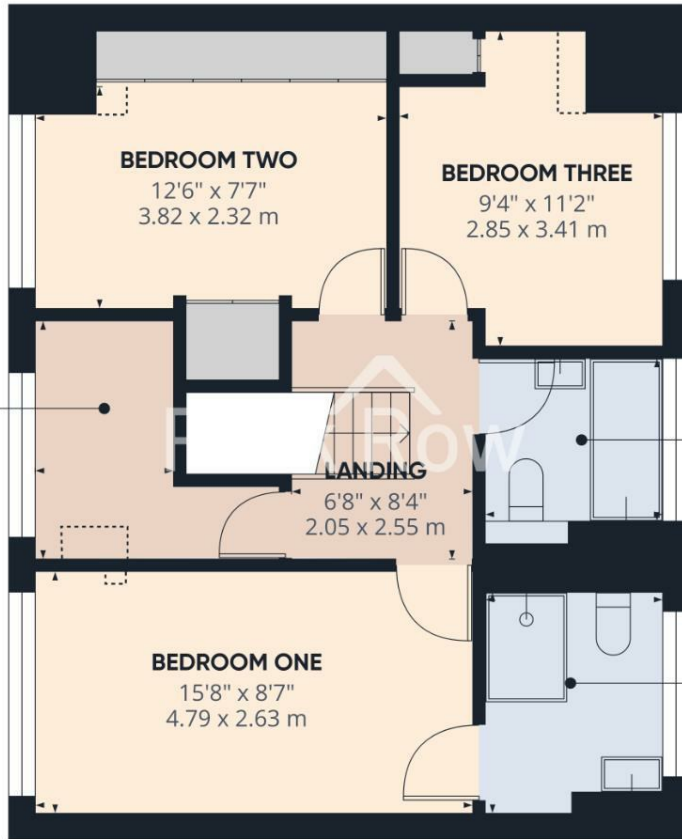
**Reduced headroom**  
16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(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

**Approximate total area<sup>(1)</sup>**  
544 ft<sup>2</sup>  
50.4 m<sup>2</sup>

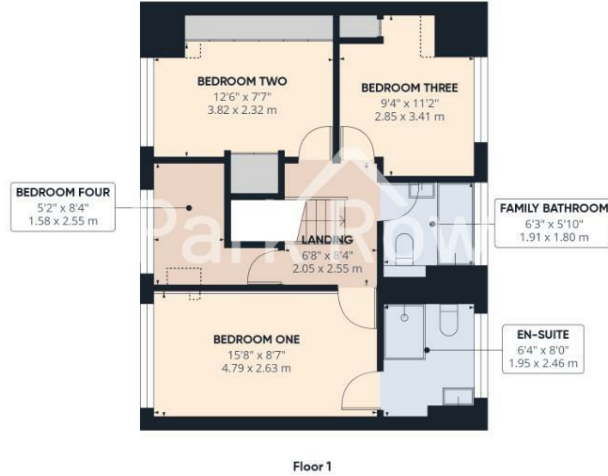
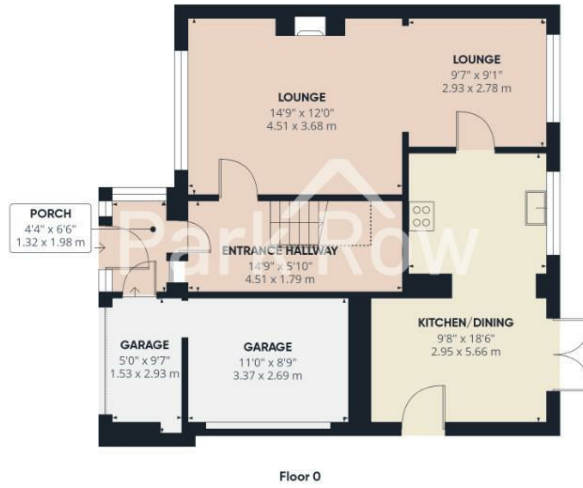
**Reduced headroom**  
7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

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**Park Row**

**Approximate total area<sup>(1)</sup>**  
 1277 ft<sup>2</sup>  
 118.6 m<sup>2</sup>

**Reduced headroom**  
 23 ft<sup>2</sup>  
 2.1 m<sup>2</sup>

(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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**T** 01977 681122  
**W** www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
 sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-91) A				(92-91) A			
(81-61) B				(81-61) B			
(51-41) C				(51-41) C			
(31-21) D				(31-21) D			
(11-10) E				(11-10) E			
(2-1) F				(2-1) F			
(0-1) G				(0-1) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC		66	75	EU Directive 2002/91/EC		62	69
England & Wales				England & Wales			



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