

# Park Rôw



**Sandringham Road, Byram, Knottingley, WF11 9NS**

**Offers In Excess Of £190,000**



\*\*DETACHED BUNGALOW\*\* MODERN SHOWER ROOM \*\*LOW MAINTENANCE GARDENS\*\* GARAGE \*\*PARKING FOR MULTIPLE VEHICLES\*\* TWO DOUBLE BEDROOMS \*\*NO UPWARD CHAIN\*\* NEWLY FITTED CARPETS TO LOUNGE and BEDROOMS\*\*

Welcome to this charming detached bungalow located on Sandringham Road in the picturesque village of Byram, Knottingley.

As you step into this lovely property, you are greeted by a reception room, perfect for relaxing or entertaining guests. The bungalow boasts two well-appointed bedrooms, offering comfortable living spaces for you and your family.

One of the highlights of this property is the modern shower room, providing convenience and style.

Outside, you will find low maintenance gardens, ideal for those with a busy lifestyle or for those who simply prefer to spend their time enjoying the outdoors rather than tending to a large garden. Additionally, the property comes with a garage and parking for multiple vehicles, ensuring that parking will never be an issue for you or your visitors.

Don't miss out on the opportunity to own this delightful detached bungalow in Byram. With its convenient location, modern amenities, and ample parking, this property has all the makings of a wonderful home. Contact us today to arrange a viewing and make this bungalow your own slice of paradise in the heart of Byram.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with an obscure double glazed window insert with diamond shaped lead beading plus a matching double glazed window to the left hand side which leads into;

### ENTRANCE HALLWAY

**12'4" x 3'11" (3.76 x 1.20)**

Central heating radiator, cupboard which houses the combination central heating boiler and internal doors which lead into;

### KITCHEN

**9'7" x 8'10" (2.93 x 2.71)**



Double glazed window with diamond shaped lead beading to the side elevation, dark wooden shaker-style wall and base units, roll edge laminate worktop, cream one and a half drainer sink with a cream mixer tap over, space and plumbing for washing machine, space for under counter fridge, built in electric oven and hob with an extractor over.



### LOUNGE/DINING ROOM

**18'3" x 8'6" + 8'11" x 8'6" (5.58 x 2.61 + 2.72 x 2.61)**



The open plan lounge/dining room is L-Shaped and comes with newly fitted carpets and includes; two double glazed windows with diamond-shaped lead beading to the front elevation, central heating radiator plus a gas fire set within a wooden surround and marble hearth.





**BEDROOM ONE**  
12'2" x 9'5" (3.71 x 2.88)



Double glazed window with diamond-shaped lead beading to the rear elevation, newly fitted carpets, central heating radiator and has built in wardrobes with mirrored doors to one wall.



**BEDROOM TWO**  
9'6" x 8'7" (2.90 x 2.64)



Double glazed window with diamond shaped lead beading to the rear elevation, newly fitted carpets, and a central heating radiator.



## SHOWER ROOM

6'3" x 5'6" (1.93 x 1.70)



Park Row

Obscure double glazed window with diamond shaped lead beading to the rear elevation and includes a white suite comprising; walk-in shower cubicle with waterfall showerhead and glass shower screen, hand basin with chrome tap over and vanity unit below, closed coupled w.c. central heating radiator, fully tiled around the shower area and an extractor fan to wall.

## EXTERIOR

### FRONT



Park Row

Accessed via two metal vehicular access gates and includes; concrete driveway with space for multiple vehicles which leads down to the side of the property and to the garage, a mixture of gravel and flagged areas, perimeter brick wall with metal fencing to the front boundary wall and a low level wall to the side which divide the properties.



### REAR



Accessed via the side of the property through a metal pedestrian gate where you will step out onto; a paved area with space for seating, steps lead up to a low maintenance raised garden with gravelled area and features a paved centre piece, useful shed plus outside lighting and a water tap.



## GARAGE

Accessed via an electric door and includes; lighting and power points.

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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

Practices) 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 :

Monday to 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

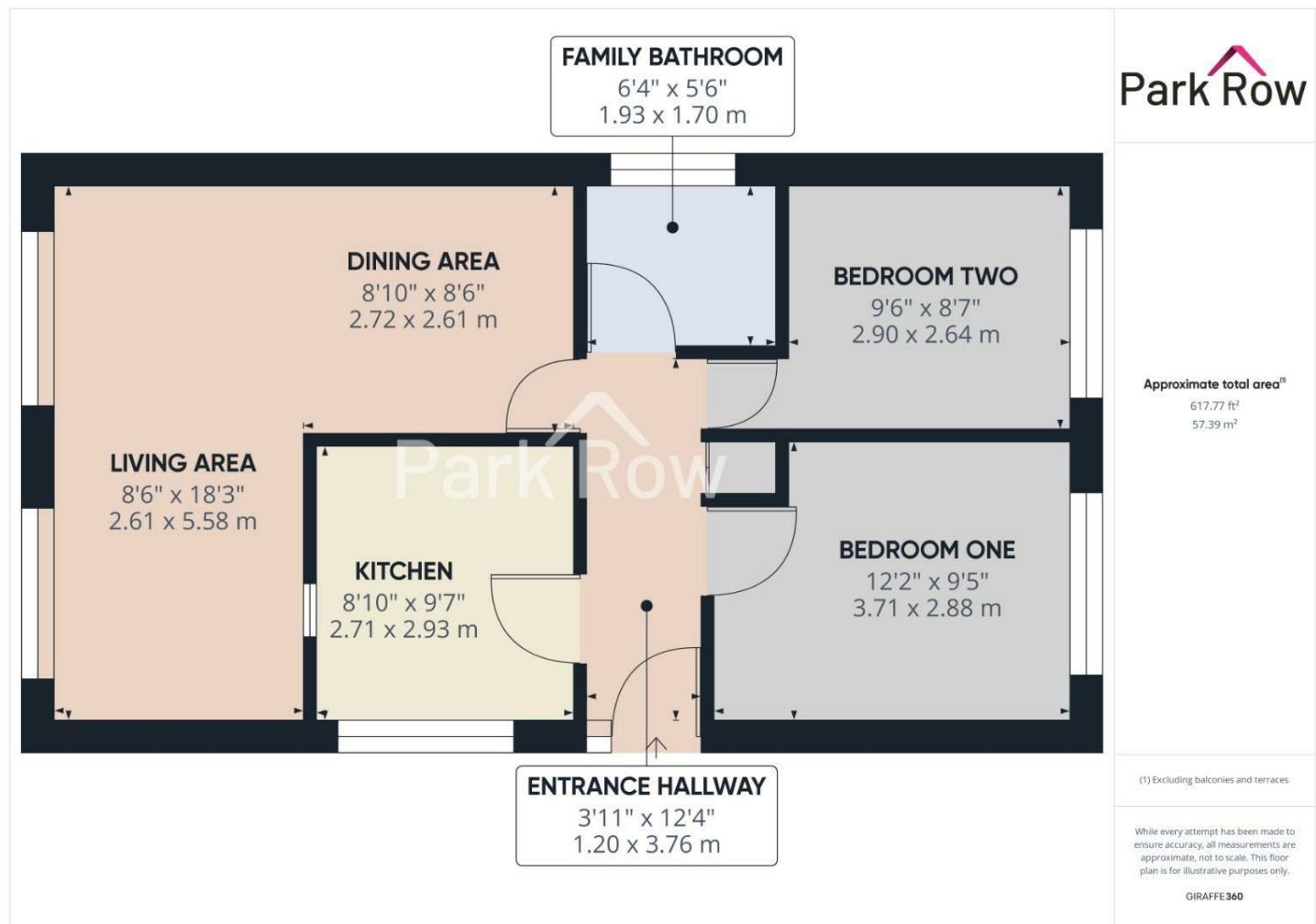
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## 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.



T 01977 681122

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		83	65
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(39-58)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			