Richard Kendall Estate Agent

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24 Hillside, Byram, Knottingley, WF11 9DW

For Sale Freehold £250,000

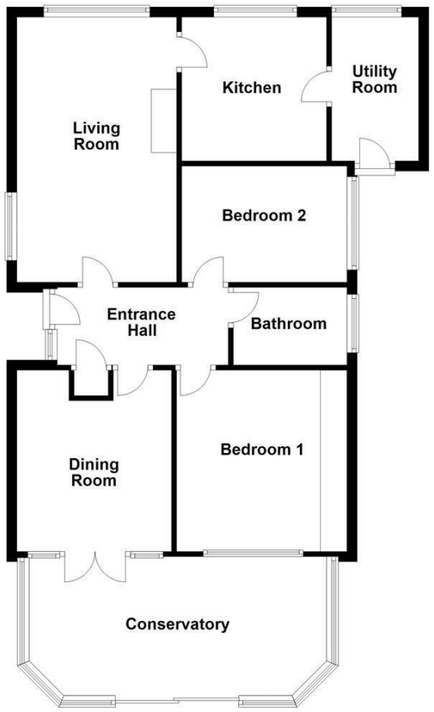
A superb detached true bungalow with three good size bedrooms, spacious living room, kitchen with utility room, larger conservatory and having gardens to all sides, a driveway leading to the larger than average single garage.

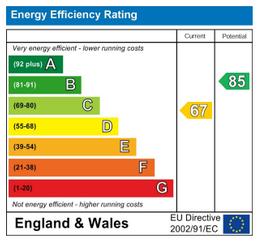
The accommodation fully comprises entrance hall, living room, dining room/bedroom three, good size conservatory, kitchen and utility room. Two bedrooms and bathroom/w.c. Outside there are attractive gardens with lawn, patio area, allotment style plots, planted borders and a concrete driveway leading to the larger than average single garage.

Located close to schools and amenities with Byram. Local bus routes travel to and from Knottingley and Pontefract. There is good access to the M62 motorway network, which is only a short distance away ideal for the commuter.

An early viewing comes highly recommended.

Ground Floor





IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door leading into the entrance hall, coving to the ceiling, picture rail, dado rail, loft access, central heating radiator, doors to the cloakroom, dining room, bedrooms and living room.

DINING ROOM/BEDROOM THREE
11'9" x 10'0" (3.59m x 3.07m)
Coving to the ceiling, ceiling rose, central heating radiator, UPVC double glazed French doors leading to the conservatory with UPVC double glazed windows to either side.

CONSERVATORY
9'1" x 19'3" (2.79m x 5.87m)
Brick built base, UPVC double glazed windows, UPVC double glazed patio doors to the garden. Central heating radiator, power.

LIVING ROOM
17'1" x 10'4" (5.23m x 3.16m)
Dual aspect with UPVC double glazed windows to the front and side aspect, coving to the ceiling, two wall light points, two central heating radiators, decorative tiled hearth with brick surround and wooden mantle over. Timber door into the kitchen.

KITCHEN
9'6" x 8'8" (2.91m x 2.66m)
A range of wall and base units with laminate work surface over, tiled walls, tiled floor, inset spotlights to the ceiling, integrated double oven and grill with four ring ceramic hobs and cooker hood over, UPVC double glazed window to the side, integrated dishwasher, plumbing and drainage for a washing machine, two wall lights, timber door to the utility room. Central heating radiator.

UTILITY ROOM
5'7" x 7'8" (1.71m x 2.36m)
UPVC double glazed window to the side, space for a fridge freezer, a range of wall and base units with chrome handles and laminate work surface over, tiled floor, UPVC double glazed door to the rear garden.

BEDROOM ONE
11'8" x 11'0" (3.58m x 3.37m)
UPVC double glazed window looking into the conservatory, central heating radiator, fitted wardrobes.

BEDROOM TWO
7'6" x 10'9" (2.29m x 3.29m)
Ceiling rose, coving to the ceiling, central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.
7'6" x 5'1" (2.31m x 1.56m)
Three piece suite comprising panelled bath with mixer tap and shower attachment with electric shower over and bi-folding shower screen, pedestal wash basin with mixer tap, low flush w.c., tiled walls, tiled floor, chrome ladder style radiator, UPVC double glazed frosted window to the rear.

OUTSIDE
Concrete pathway leading to the front entrance door, planted borders and a side garden with lawn and colourful planted borders. Further concrete pathway. To the rear there is an attractive lawned garden, low maintenance paved patio area, further planted borders, allotment style beds and a larger than average single garage with electric roller door, power and light, UPVC double glazed frosted window and door to the side as well as benefiting from fibreglass roof. Concrete driveway providing off road parking.

COUNCIL TAX BAND
The council tax band for this property is C.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.