



WAKEFIELD  
01924 291 294

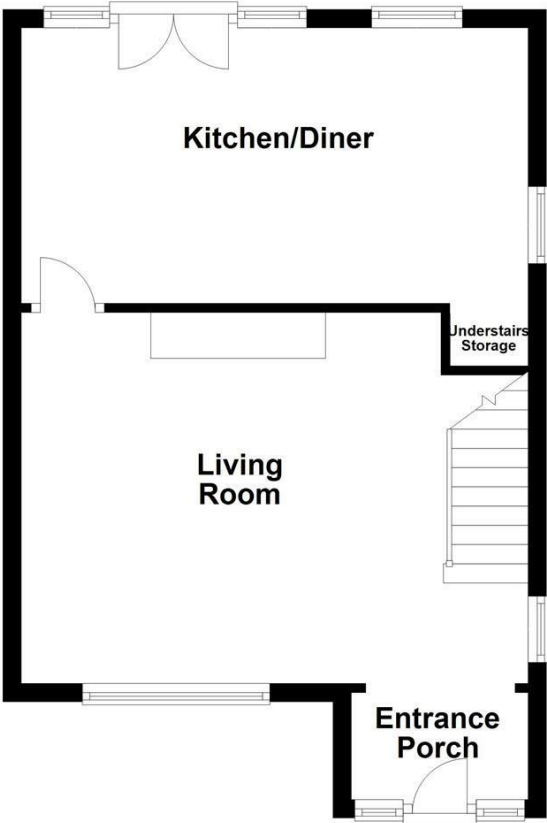
OSSETT  
01924 266 555

HORBURY  
01924 260 022

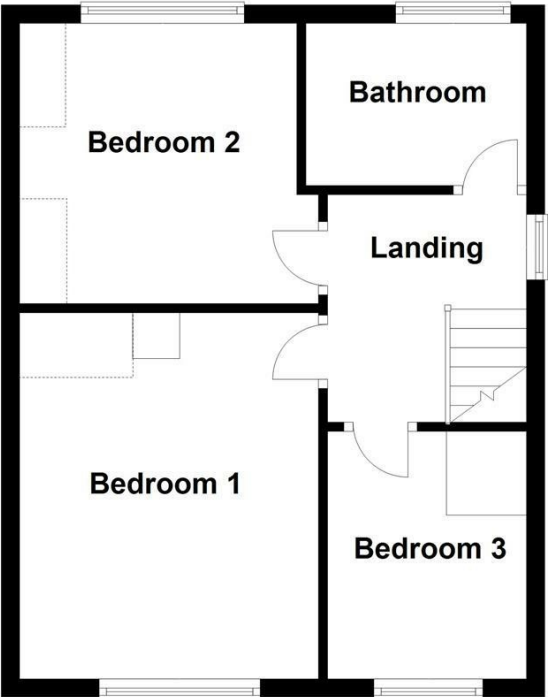
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

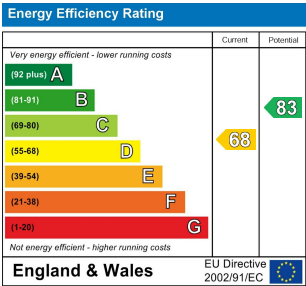


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



## 10 Hillside, Byram, Knottingley, WF11 9DW

### For Sale Freehold £230,000

Situated in the sought after village of Byram is this three bedroom semi detached family home benefitting from well proportioned rooms, ample off road parking and an enclosed rear garden. This property would make an ideal purchase for the growing family.

The property briefly comprises of entrance porch, living room and kitchen/diner with understairs storage. The first floor landing leads to three bedrooms and family bathroom/w.c. Externally to the front there is a concrete driveway pathway leading to the front door and pebbled area providing off road parking. To the rear, the enclosed garden is mainly laid to lawn with paved patio, brick outbuilding and single garage.

Byram makes an ideal location for those who enjoy idyllic walks but also perfectly located to local amenities such as shops and schools. For those looking to commute further afield, the A1 motorway is only a short distance away and the property benefits from bus routes to neighbouring towns such as Pontefract and Knottingley.

This well presented home is not one to be missed and only a full internal inspection will show what this property has to offer and an early viewing comes highly recommended to avoid disappointment.





#### ACCOMMODATION

##### ENTRANCE PORCH

UPVC double glazed windows either side of the door, LED ceiling spotlights and opening into the living room.

##### LIVING ROOM

18'1" x 13'3" [5.53m x 4.06m]

UPVC double glazed window to the front aspect, UPVC double glazed frosted window to the side, coving to the ceiling, LED ceiling spotlights, decorative panelling, central heating radiator, multi fuel burner with tiled hearth and stairs to the first floor landing. Door leading into kitchen/diner.



##### KITCHEN/DINER

18'1" x 9'10" [5.53m x 3.01m]

Range of wall and base units with laminate work surface over,

space and plumbing for a washing machine, integrated fridge/freezer, integrated oven and four ring induction hob, stainless steel sink and drainer with mixer tap and tiled splash back. UPVC double glazed window to the side, UPVC double glazed windows to the rear and French doors leading out to the rear garden. LED ceiling spotlights, coving to the ceiling and opening into understairs storage housing the combi boiler.

##### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation, decorative panelling, coving to the ceiling and loft access to fully boarded loft. Doors providing access to three bedrooms and family bathroom/w.c.

##### BEDROOM ONE

13'3" x 10'9" [4.06m x 3.29m]

Central heating radiator, set of fitted wardrobes and UPVC double glazed window to the front elevation.



##### BEDROOM TWO

10'0" x 10'8" [max] x 9'11" [min] [3.06m x 3.27m [max] x 3.04m [min]]

Central heating radiator, UPVC double glazed window to the rear elevation and set of fitted storage units.



##### BEDROOM THREE

7'1" x 8'10" [2.17m x 2.7m]

Central heating radiator, UPVC double glazed window to the front elevation and dado rail.



##### BATHROOM/W.C.

7'8" x 5'4" [2.36m x 1.65m]

Central heating radiator, UPVC double glazed frosted window to the rear elevation, LED ceiling spotlights, coving to the ceiling, low flush w.c., pedestal wash basin with stainless steel taps and bath with stainless steel taps and overhead shower attachment.



##### OUTSIDE

To the front of the property there is a concrete driveway and paved pathway leading to the front door and pebbled area with potential for more parking. To the rear, the garden is mainly laid to lawn with slate border and paved patio area, perfect for outdoor dining and entertaining, fully enclosed. There is a brick built outbuilding with UPVC door and UPVC double glazed window. There is also a garage with manual up and over door to the rear.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

##### VIEWINGS

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

##### EPC RATING

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