Richard Kendall Estate Agent

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25 West Acres, Byram, Knottingley, WF11 9DY

For Sale Freehold £195,000

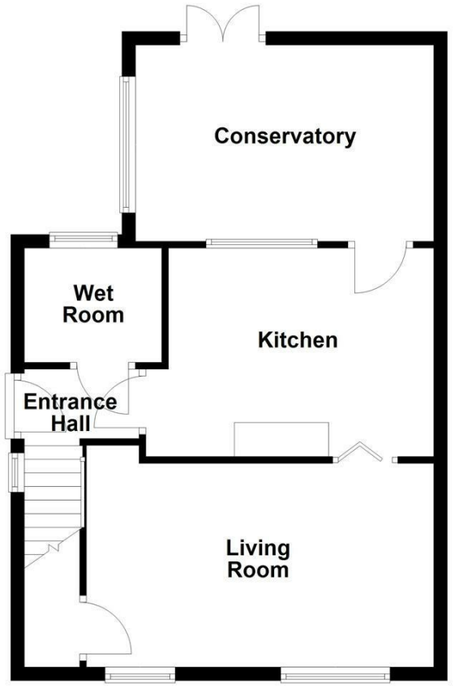
Situated in the popular village of Byram, this deceptively spacious three bedroom semi detached home offers well proportioned accommodation, generous reception space and gardens to both the front and rear, together with ample off road parking, making it a property not to be missed.

The accommodation briefly comprises an entrance hallway with stairs rising to the first floor and doors leading to the downstairs wet room and a spacious kitchen diner. The kitchen diner opens into a conservatory providing access to the rear garden, while a well proportioned living room benefits from useful understairs storage. To the first floor, the landing provides loft access and leads to three good sized bedrooms along with a convenient upstairs w.c. Externally, the front garden is mainly laid to lawn, complemented by a pebbled and paved driveway providing ample off road parking, which continues down the side of the property beneath a carport. The front garden is fully enclosed with timber fencing and features double iron gates for secure access. To the rear, the enclosed garden is also predominantly lawned, incorporating planted features and a paved patio area ideal for outdoor dining and entertaining, together with access to a useful brick built outbuilding providing additional storage. The garden is fully enclosed, making it ideal for families and pets.

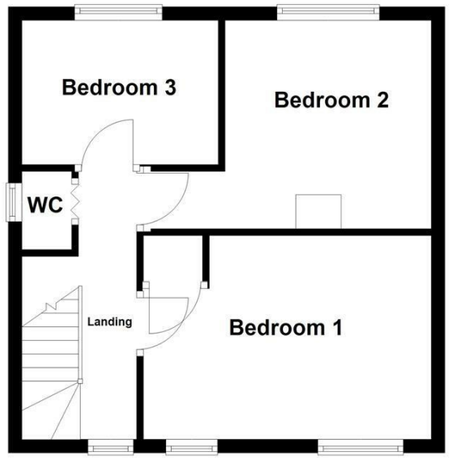
Byram remains a popular location for a wide range of buyers, including first-time purchasers, couples and families. Local shops and schools are within walking distance, while a wider range of amenities can be found in nearby Pontefract, Castleford and Knottingley. Bus routes run through the village, and Knottingley train station provides rail links to major cities including Leeds. The property is also conveniently positioned close to the A1, which connects easily to the M62 and M1 motorway networks, ideal for commuters.

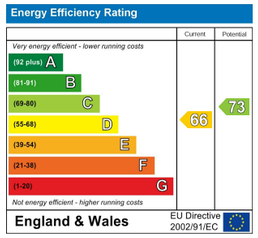
Only a full internal inspection will truly reveal all that this excellent home has to offer, and early viewing is highly recommended to avoid disappointment.

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.

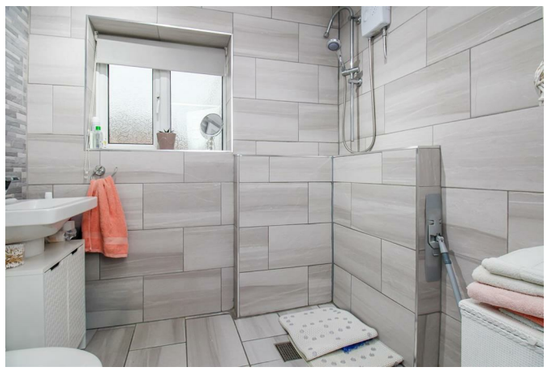
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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.

ACCOMMODATION

ENTRANCE HALL
A frosted UPVC double glazed entrance door leads into the hallway with a UPVC double glazed window to the side. Stairs provide access to the first floor landing, with doors leading into the downstairs wet room and kitchen.

WET ROOM/W.C.
5'3" x 6'8" (1.62m x 2.05m)
A frosted UPVC double glazed window to the rear, low flush w.c., pedestal wash basin with mixer tap, and an electric shower with overhead attachment. Fully tiled throughout and a chrome ladder style central heating radiator.



KITCHEN
10'0" x 13'10" (max) x 5'3" (min) (3.07m x 4.22m (max) x 1.62m (min))
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and brick effect tiled splashback. A four ring electric hob with extractor above and an integrated oven, along with space and plumbing for a washing machine and space for a fridge freezer. Central heating radiator, access through to both the living room and conservatory and has a UPVC double glazed internal window looking into the conservatory.

LIVING ROOM
16'8" x 10'2" (max) x 9'9" (minimum (5.10m x 3.11m (max) x 2.98m (minimum)
Access to understairs storage, coving and ceiling rose, dado rail, two central heating radiators, and two UPVC double glazed windows overlooking the front aspect. Electric fireplace with laminate hearth and wooden mantel surround.

CONSERVATORY
14'11" x 9'6" (4.57m x 2.90m)
Surrounded by UPVC double glazed windows to the side and features a set of UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING
Loft access, a central heating radiator, a UPVC double glazed window to the front elevation and doors leading to three bedrooms and the separate w.c.

BEDROOM ONE
9'9" x 13'10" maximum, narrowing to 11'3" minimum (2.98m x 4.23m maximum, narrowing to 3.43m minimum)
Two UPVC double glazed windows to the front elevation, a central heating radiator and access to a useful storage cupboard.

BEDROOM TWO
10'0" x 13'10" (max) x 5'1" (min) (3.07m x 4.23m (max) x 1.57m (min))
UPVC double glazed window overlooking the rear elevation and a central heating radiator.

BEDROOM THREE
7'0" x 9'11" (2.14m x 3.03m)
UPVC double glazed window to the front elevation and central heating radiator.

W.C.
3'10" x 2'9" (1.17m x 0.86m)
UPVC double glazed window to the side elevation, low flush w.c. and houses the combi boiler.

OUTSIDE
To the front, the garden is mainly lawned with iron double gates providing access to a driveway running down the side of the property and continuing beneath a carport. To the rear, the garden is also mainly lawned with mature shrubbery and incorporates a paved patio area ideal for outdoor dining and entertaining. There is also a brick built outbuilding providing useful storage. The garden is fully enclosed by timber fencing, making it ideal for both pets and children.

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

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.