Richard Kendall Estate Agent

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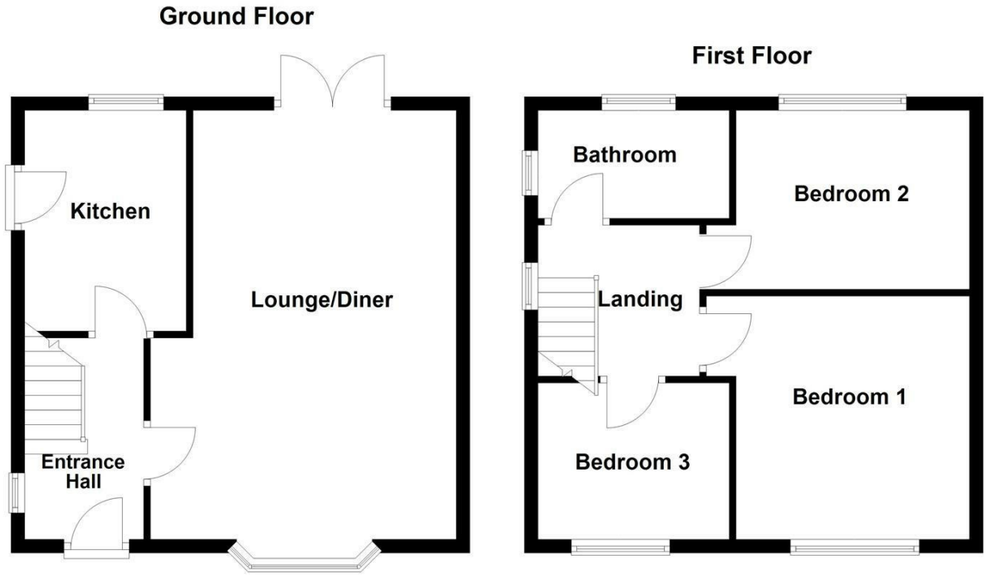


66 Byram Park Road, Byram, Knottingley, WF11 9DZ

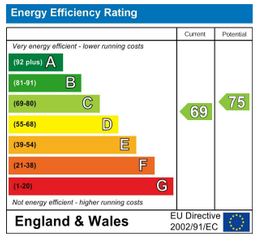
For Sale Freehold Offers In Excess Of £195,000

Introducing to the market this well-presented three bedroom semi detached home, ideally located in the popular area of Byram, Knottingley. The property offers well proportioned accommodation throughout, including, a modern kitchen, and an open plan living and dining area, making it ideal for first time buyers and growing families alike.

The accommodation briefly comprises an entrance hall providing access to the staircase leading to the first floor landing and opening into the contemporary kitchen, which is fitted with a range of modern units and integrated appliances. The kitchen flows seamlessly into the open plan lounge diner, creating a bright and sociable living space. To the first floor, the landing gives access to two generous double bedrooms and a further single bedroom, along with a modern three piece bathroom suite. The landing also provides access to the loft space. Externally, to the front elevation, the property benefits from a concrete driveway providing off road parking, alongside a lawned garden area and access to a detached, single brick built garage. To the rear, there is a spacious south facing garden featuring a flagged patio area and a lawned section, all fully enclosed by timber fencing.

The property further benefits from UPVC double glazed windows throughout and is conveniently located close to a wide range of local shops and amenities. Excellent transport links are nearby, including easy access to motorway networks and Knottingley train station.

Early viewing is highly recommended to fully appreciate the accommodation on offer.



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, UPVC double glazed window to the side, central heating radiator, stairs to the first floor landing. Doors to the lounge/diner, the understairs storage cupboard and the kitchen.

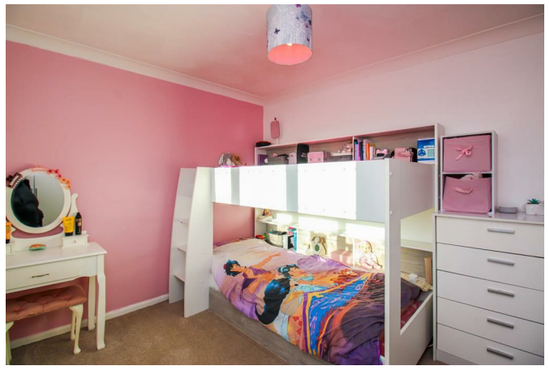
LOUNGE/DINER
20'9" x 12'6" (max) x 9'10" (min) (6.33m x 3.83m (max) x 3.02m (min))
UPVC double glazed window to the front, UPVC double glazed French doors to the rear, electric fireplace with marble surround, central heating radiator.

KITCHEN
7'11" x 10'7" (2.43m x 3.24m)
UPVC double glazed window to the rear, UPVC double glazed door to the side, central heating radiator. A range of wall and base units with laminate work surfaces, integrated cooker, four ring induction hob with splashback, stainless steel extractor fan, stainless steel sink with mixer tap and drainer, integrated dishwasher and space and plumbing for a washing machine.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
12'6" x 11'11" (3.83m x 3.65m)
UPVC double glazed window to the front, central heating radiator.

BEDROOM TWO
8'9" x 12'7" (2.69m x 3.86m)
UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE
8'3" x 7'7" (2.53m x 2.32m)
UPVC double glazed window to the front, over stairs storage and fitted wardrobes.

BATHROOM
5'2" x 7'2" (1.58m x 2.20m)
Frosted UPVC double glazed windows to the side and rear, part tiled. Comprising of a low flush W.C., wash hand basin with mixer tap and a panelled bath with mixer tap and shower attachment.

GARAGE
15'0" x 9'0" (4.59m x 2.75m)
Fitted with an up and over door with power and lighting within.

OUTSIDE
To the front of the property there is a lawned area and a concrete driveway providing off road parking, leading to a detached single garage. To the rear is an enclosed south facing garden with a flagged patio area and a lawned section, all enclosed by fencing.

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.

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

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