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# 4 bedroom semi-detached house for sale, Byram Park Avenue, Byram, Knottingley WF11

Location **Yorkshire and the Humber, South Yorkshire**

https://www.freeadsz.co.uk/x-166814-z

ENTRANCE PORCH 6' 0" x 4' 5" (1.84m x 1.36m) Having an obscure PVCu double glazed front entrance door and windows to the front elevation and PVCu double glazed windows to the side elevation. Wood effect laminate flooring and personnel door to the garage. An obscure PVCu double glazed front entrance door with matching side panels into the entrance hall. ENTRANCE HALL 14' 10" x 5' 10" (4.53m x 1.79m) A generous entrance hall with open tread staircase to the first floor accommodation and ranch board style balustrade. Coving, single panel central heating radiator and two wall lights. Telephone point and door off to lounge. Could be used as a study area. LOUNGE 12' 1" x 14' 9" (3.69m x 4.50m) Having a PVCu double glazed picture window to the front elevation, coving, ceiling rose and smoke alarm. Single panel central heating radiator and television point. Attractive modern gas fire set within a modern stone fire surround and hearth. Feature squared archway to sitting area. SITTING AREA 9' 8" x 9' 1" (2.96m x 2.78m) Having a PVCu double glazed picture window to the rear elevation, double panel central heating radiator, coving, smoke alarm and ceiling rose. Door off to kitchen. KITCHEN/BREAKFAST ROOM 9' 6" x 8' 9" (2.92m x 2.69m) 'Being 'L' ShapedThe Kitchen space has a modern range of fitted wall and floor units with Oak doors and shaker style handles incorporating base drawers units and 'pull out' cupboards. Co-ordinating roll edge laminate worksurfaces and attractive tiled splash backs. One and a half bowl single drainer stainless steel Franke sink unit with mixer tap over. Space and plumbing for an automatic washing machine and dishwasher. Integrated tumble drier. Free standing Kenwood range cooker with five ring gas hob and cooker hood/light over, all in stainless steel finish with matching splash back. Ceramic tiled floor throughout, PVCu double glazed window to the rear elevation. DINING AREA 13' 0" x 8' 7" (3.98m x 2.63m) Having PVCu double glazed French doors to the rear garden and an obscure PVCu double glazed side entrance door. Central heating radiator, space for fridge/freezer and dining furniture. Matching wall and floor units to the kitchen area including larder units, and glass display unit. FIRST FLOOR LANDING Having smoke alarm to the ceiling, access hatch to the loft, coving and stained timber balustrade. MASTER BEDROOM 15' 8" x 8' 7" (4.79m x 2.63m) Having a PVCu double glazed window to the front elevation, television point and central heating radiator. Smoke alarm to the ceiling. EN-SUITE SHOWER ROOM 7' 3" x 6' 4" (2.23m x 1.94m) Having an oscure PVCu double glazed window to the rear elevation and attractively tiled walls and floor. A generous shower cubicle with mains fed shower and twin shower heads. Close coupled w.c. and a pedestal wash hand basin with mono filler tap. Chrome heated towel rail/radiator and an exctractor. BEDROOM TWO 12' 11" x 9' 8" (3.94m x 2.97m) to the rear of the wardrobes.Having a PVCu double glazed window to the front elevation and a range of fitted wardrobes and dressing table. Single panel central heating radiator. BEDROOM THREE 11' 2" x 9' 3" (3.42m x 2.84m) Having a PVCu double glazed window to the rear elevation and a range of fitted storage cupboards. Single panel central heating radiator. BEDROOM FOUR 8' 3" x 5' 2" (2.54m x 1.59m) extending to 2.73m for a distance of 0.81mHaving wood effect laminate flooring and a PVCu double glazed window to the front elevation. Single panel central heating radiator. BATHROOM 6' 2" x 5' 9" (1.90m x 1.77m) Having a modern panel bath with centrally mounted mono filler tap and a hand held shower mixer attachment. Pedestal wash hand basin and a close coupled w.c. Attractively tiled walls and floor and a chrome heated towel rail/radiator. An obscure PVCu double glazed window to the rear elevation. OUTSIDE To the front of the property the garden space is laid to lawn with mature herbaceous planting and wall to the front boundary. Drive leading to the single garage with light power and water tap. Outside security light and pedestrian access gate leading to the rear garden.To the rear, there is an enclosed garden space which is mainly laid to lawn with mature herbaceous planting and paved patio area with feature octagonal paving. Outside light and paving to the side of the property providing plenty of storage space. AGENTS NOTES: DISCLAIMER: These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. All measurements are approximate.Heating And Appliances - The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by JP HallBuyer's are advised to check the Environment Agency Website for an indication of flood risk in the area. .Under the Consumer Protection Regulations it should be noted: Byram Park Avenue is an unadopted road and as such we would ask any interested parties to make enquires with their own Legal Representative in respect of the property boundary and any possible associated costs.:

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