



2 Bed

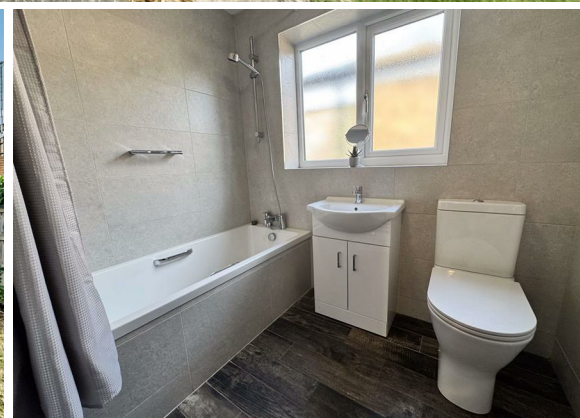
Bungalow -

Detached

located in

Byram

Starting Bid £165,000



Buckingham Way  
Byram  
WF11 9NW

**\*\*MODERN METHOD OF AUCTION\*\*** A fantastic opportunity to purchase a detached bungalow in the highly desirable village of Byram, offered with no upward chain and realistically priced to sell. Properties of this type and location are rarely available, and this one offers huge potential for buyers looking to modernise and add value.

The accommodation is set on one level and includes a generous lounge, kitchen, conservatory, bathroom, and two well-sized double bedrooms. Outside, the property boasts a garage and attractive gardens to the front and rear, providing both privacy and scope for improvement.

Ideal for downsizers, investors, or anyone seeking a project in a strong location, this bungalow is expected to generate immediate interest. Early viewing is essential to avoid disappointment.

Located within a popular and well established village, this home benefits from close proximity to local amenities, and excellent transport links, whilst enjoying the peace and privacy of a residential setting. This bungalow represents a rare opportunity to acquire a detached home with space, potential, and a highly convenient location.

#### Entrance Hallway

Enter through composite door with opaque glazed window panels to front aspect. Central heated radiator. Two built ins storage cupboard and one housing the boiler. Loft access and vinyl wood effect flooring throughout.

#### Lounge

15'5" x 12'2"

UPVC double glazed window to side aspect. Double central heated radiator and wall mounted light points. Feature electric fire marble hearth and surround. UPVC double glazed French doors leading to conservatory.

#### Conservatory

9'2" x 8'6"

Wood effect vinyl flooring throughout and UPVC double glazed French doors leading to rear garden. Double central heated radiator. UPVC double glazed windows to side and rear aspect.

#### Kitchen

10'6" x 8'2"

Matching high and low level storage units with granite effect work surfaces over. Tiling to splash prone areas. Stainless steel sink with drainer and mixer tap. Hot point four ring hob with extractor fan over. Built in bosh oven and grill. Space for fridge freezer, space plumbing for washing machine and dryer/dishwasher. Tiled flooring throughout. UPVC double glazed window to front aspect.

#### Master Bedroom

12'2" x 10'10"

A good sized double bedroom having UPVC double glazed window to rear aspect. Central heated radiator and space for wardrobes.





### Bedroom Two

8'2" x 10'10"

A good sized double bedroom having UPVC double glazed window to front aspect. Central heated radiator.

### House Bathroom

7'3" x 5'10"

Modern three piece suite comprising of a low level W/C. Handwash basin mounted over vanity unit and bath with tiled panel and shower over. Tiled walls throughout and UPVC double glazed opaque window to side aspect. Heated towel rail/radiator. Wood effect tiled flooring.

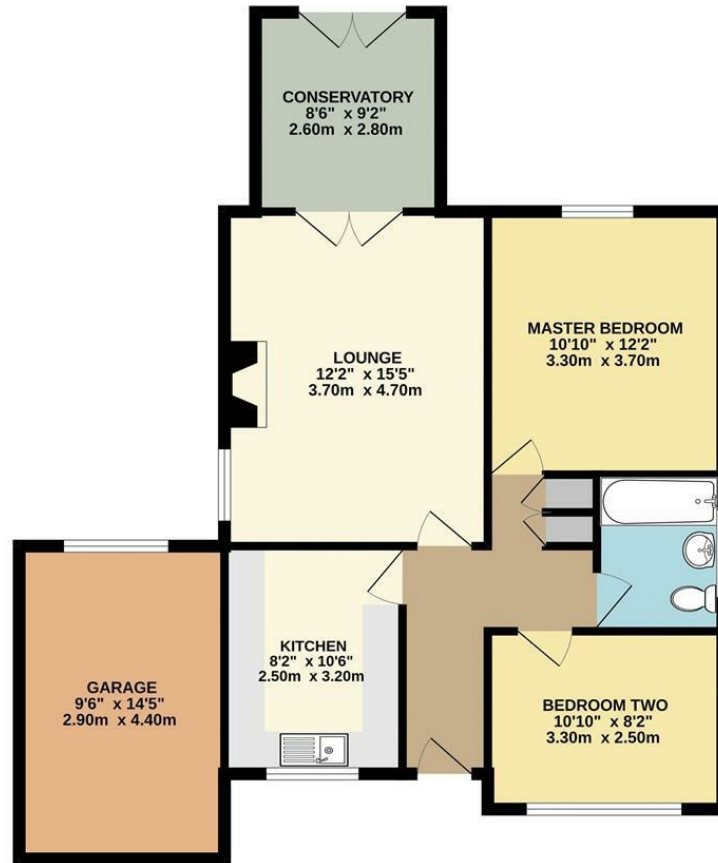
### Outside

Front garden is mainly paved throughout with a small lawned area. Manual gate on entry. Timber fencing and brick walling to boundaries. Stairs to integrated garage and access gate to both sides of the property leading to the rear garden. Rear garden is in a westerly facing sunny position. Mainly laid to lawn with borders to side with bushes, shrubs and apple tree. Paved patio/ seating area. Good size storage shed. Timber fencing to boundaries.

Property Particulars D1




GROUND FLOOR  
821 sq.ft. (76.3 sq.m.) approx.



TOTAL FLOOR AREA: 821 sq.ft. (76.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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