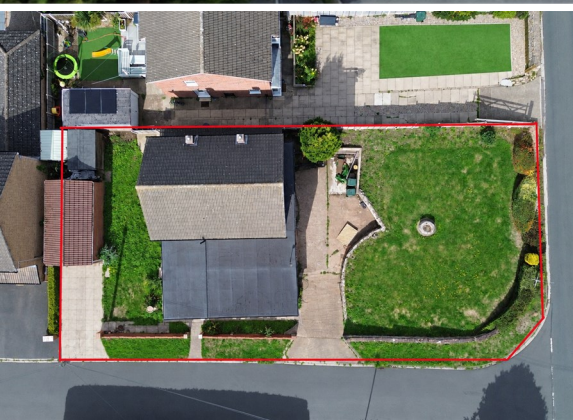




3 Bed
House - Detached
located in
Knottingley

Offers Over £280,000



LOGIC
REAL ESTATE

Sutton Lane
Byram
Knottingley
WF11 9DL

Lead In

A rare and exciting opportunity in the popular village of Byram! This spacious three-bedroom detached property offers an impressive amount of accommodation, substantial outdoor space and excellent garage, workshop and storage facilities.

Thoughtfully extended by the previous owner, the property has been designed to provide generous living accommodation and offers a fantastic blank canvas for its next homeowner. A full programme of modernisation is required, but for those looking for a home they can transform and make their own, the potential is considerable.

The accommodation comprises three good-sized bedrooms, two reception rooms, a kitchen, bathroom and separate downstairs WC, with spacious rooms throughout. The generous proportions provide an excellent foundation for creating a fantastic modern family home.

Externally, the property really comes into its own, with large gardens offering an abundance of outdoor space, while the impressive double garage, single garage workshop and storage areas provide exceptional versatility. Whether you are a keen hobbyist, tradesperson, car enthusiast or simply require additional storage, this property offers space in abundance.

Situated in the sought-after area of Byram, the property is ideally placed for access to local schools, shops, amenities and excellent commuter links, making it an attractive proposition for a wide range of buyers.

Homes offering this level of space and potential are highly sought after, and an internal inspection is essential to fully appreciate the size, versatility and opportunities this property has to offer.

Offered for sale with NO ONWARD CHAIN, this is an exciting opportunity for someone looking to take on a substantial home and create something truly special.

Entrance Hall

5'11" x 16'4"

Access to living room, dining room, kitchen and the stairs leading to the first floor. Carpeted throughout. Central heated radiator.

Living Room

12' x 15'6"

Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Dining Room

12'2" x 12'11"

Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Kitchen

25'6" x 5'3"

Access to store room / WC and the hallway leading to the integral double garage. A range of high and low level kitchen units with integrated extractor hood. Space for cooker. Sink with drainer and chrome tap. UPVC door leading to the garden. Central heated radiators. UPVC double glazed windows to the rear elevation.

Store Room / WC

7'11" x 3'9"

WC with low level flush. UPVC double glazed window looking to the kitchen.

Hallway

4'6" x 3'10"

Currently housing the boiler. Access to the double garage.

Double Garage

19'3" x 18'12"

Central heated radiators. UPVC double glazed widows to the front and side elevations. Single electric garage door.

Landing

4'6" x 10'6"

Access to all three bedrooms, WC, the house bathroom and loft. Carpeted throughout. UPVC double glazed window to the side elevation.





Bedroom One

10'6" x 12'9"

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Two

10'6" x 13'4"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three

7'8" x 8'6"

Access to storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bathroom

7'6" x 5'7"

White suite comprising of panel bath with chrome tap and shower attachment. Wash hand basin with chrome taps. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

WC

4'6" x 4'

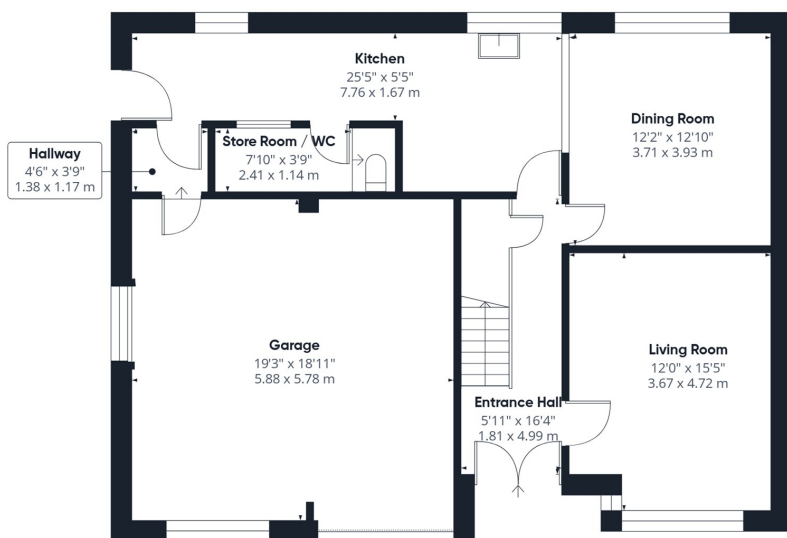
WC with low level flush. UPVC double glazed frosted window to the side aspect.

External

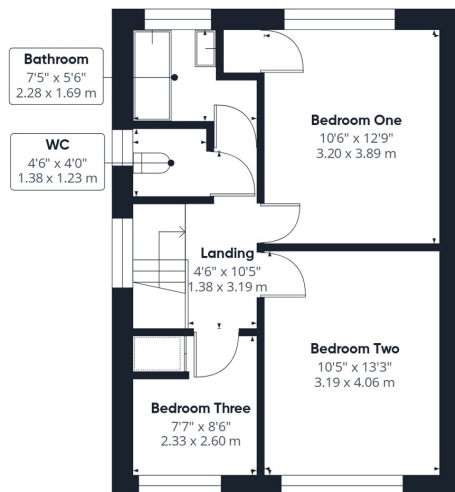
Occupying a generous plot, the property is approached via a spacious driveway providing ample off-road parking, which in turn leads to the integral double garage. The front is predominantly laid to lawn with established boundary features, creating an attractive and open frontage. Access is provided to the main entrance, with further access around the side of the property.

To the rear is a generously proportioned garden, predominantly laid to lawn and offering excellent scope for landscaping and outdoor entertaining. A paved area immediately adjoining the property provides space for seating, with the garden extending around the side of the home. The property also benefits from a detached single garage, providing additional secure parking, storage or workshop potential.





Floor 0



Floor 1



Approximate total area⁽¹⁾
1481 ft²
137.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	76
England & Wales		EU Directive 2002/91/EC

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