



6 Marlborough Avenue, Byram, WF11 9NP

Detached Bungalow | Two Bedrooms | No Onward Chain | Detached Garage | Driveway Parking | Large Lounge Diner | Popular Village Location | Viewing Highly Recommended

- Detached Bungalow
- Gas Central Heating
- Council Tax Band - B
- Ideal For First Time Buyers
- Two Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - D
- Ideal Village Location

Offers In The Region Of £210,000

Jigsaw Move are pleased to present this detached bungalow nestled on the charming Marlborough Avenue in Byram. The property offers a perfect blend of comfort and convenience.

Spanning an impressive 638.5 square feet, the property features a spacious L-shaped lounge diner, ideal for both relaxation and entertaining. With two well-proportioned bedrooms, this home is perfect for small families, couples, or those seeking a peaceful retreat.

The bungalow boasts a well-presented rear garden, providing a lovely outdoor space to enjoy the fresh air and sunshine. Whether you wish to cultivate your green thumb or simply unwind with a good book, this garden is sure to meet your needs. Additionally, the property benefits from driveway parking and a detached garage, ensuring ample space for your vehicles and storage.

One of the standout features of this property is that it comes with no onward chain, making the buying process straightforward and hassle-free. This is an excellent opportunity for those looking to move quickly into their new home.

The property is situated within the desirable village of Byram. This sought after village hosts a range of local amenities including; primary school, general shop and takeaway. While the town of Knottingley and Pontefract boasts a number of high street stores, independent shops, bars and restaurants as well as Glasshoughton Junction 32 Freeport all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, lakes, woodland and open countryside. Brotherton is also an ideal location for commuters due to its access links to all major networks for the M62, M1 and A1 motorways making it perfect for those travelling to Wakefield and Leeds.

In summary, this charming bungalow on Marlborough Avenue is a wonderful opportunity for anyone seeking a well-maintained property in a desirable location. With its spacious living areas, lovely garden, and convenient parking, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful home your own.

ACCOMMODATION

Entrance Hall

Kitchen 8'11" x 9'6" (2.71m x 2.90m)

Living Dining Area 17'8" x 18'4" (5.38m x 5.60m)

Bathroom 6'5" x 5'9" (1.95m x 1.75m)

Bedroom One 11'11" x 9'6" (3.64m x 2.90m)

Bedroom Two 11'11" x 8'9" (3.63m x 2.67m)

EXTERNAL

Garage 17'10" x 9'1" (5.46m x 2.77m)

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Ground Floor
Approx. 74.5 sq. metres (801.4 sq. feet)



Total area: approx. 74.5 sq. metres (801.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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