



Byram Park Road | Byram | WF11 9EA

£160,000

Two/three bedroom end terrace | Council Tax Band A | EPC Rating TBC

Emsleys | estate agents

***|DEAL STARTER HOME. EASY ACCESS TO M62/A1. LARGE GARDEN & DRIVE. WELL PRESENTED.

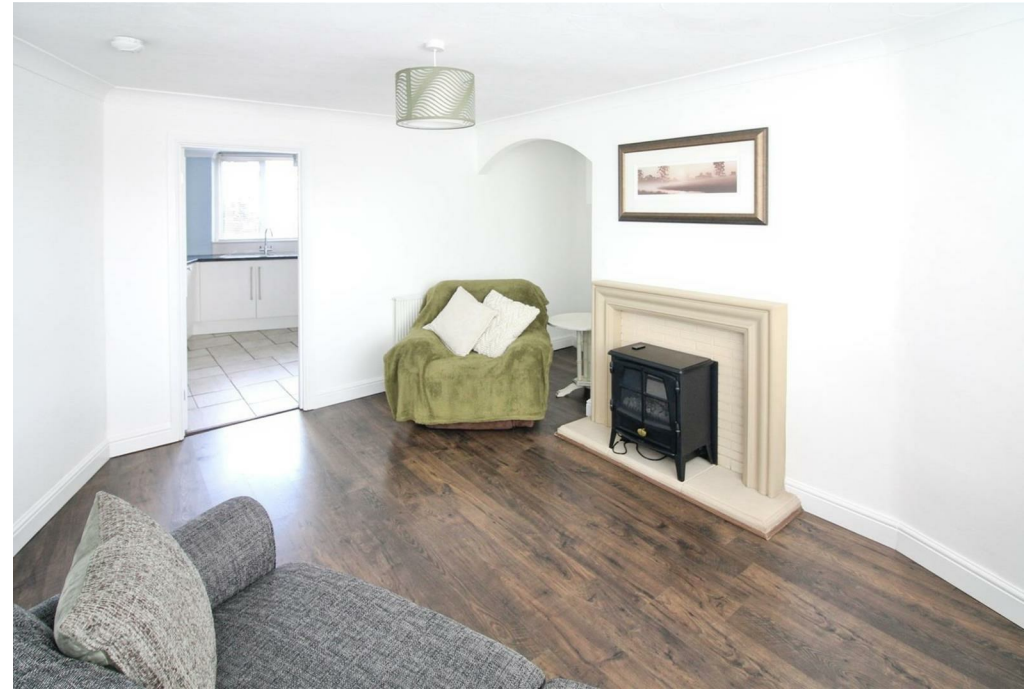
A well-appointed two/three bedroom end of terrace house, offered for sale in good condition throughout. This charming property is ideal for those seeking a comfortable and modern living space with practical features.

Upon entering, you are welcomed into a spacious reception room, providing a versatile area for both relaxation and entertaining guests. The property benefits from an attractive kitchen/diner, thoughtfully designed to cater to day-to-day culinary needs, enhancing the ease of family living. The house comprises two well-proportioned bedrooms, with a dressing room, which was a third bedroom, and could be reverted back potentially with each offering ample space and natural light, promoting a peaceful environment for restful sleep and personal retreat. The accommodation is complemented by a well-fitted bathroom, designed for everyday convenience.

Further advantages include gas central heating, ensuring comfort throughout the seasons. Step outside to discover a generous garden, perfect for al fresco dining, gardening, or simply enjoying the outdoors in a private setting. For additional convenience, the property offers dedicated parking, providing secure off-road parking for two cars.

Set within a desirable neighbourhood, this end of terrace home successfully combines practical modern living with appealing features, making it an excellent opportunity for buyers seeking a property in good condition, ready to move into.

Early viewing is highly recommended to truly appreciate the accommodation, garden space, and parking that this delightful home has to offer. For further details or to arrange a viewing, please contact our office at your earliest convenience.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ

t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents