



Sandringham Road, Byram

£170,000


MARTIN&CO

Sandringham Road, Byram

Bungalow - Semi Detached
2 Bedrooms, 1 Bathroom

£170,000

- BEAUTIFULLY PRESENTED & WELL MAINTAINED SEMI-DETACHED BUNGALOW WITH NO CHAIN
- LOW MAINTENANCE GARDENS WITH DRIVEWAY & DETACHED GARAGE
- BRIEFLEY COMPRISES; KITCHEN, 'L' SHAPE RECEPTION ROOM, TWO BEDROOMS AND MODERN BATHROOM
- WITHIN CLOSE DRIVING DISTANCE OF MAJOR NORTHERN TOWNS & CITIES AND WITHIN WALKING DISTANCE OF CONVENIENCE STORE/POST OFFICE
- AN EARLY INSPECTION IS HIGHLY RECOMMENDED
- EPC RATING C
- COUNCIL TAX BAND B
- FREEHOLD

Situated on Sandringham Road in the locally well regarded village of Byram, is this immaculate two bedroom semi-detached bungalow. The property briefly comprises of kitchen, lounge / dining room, two bedrooms and a bathroom. Set within low-maintenance gardens to the front and rear, the property also benefits from a driveway offering off street parking for several cars and leads to a detached garage.

Despite its semi-rural setting, the bungalow is conveniently located with easy access to Northern towns and cities via nearby arterial roads and motorways. Just a short walk away, you will find a convenience store and Post Office. The surrounding countryside and farmland offer picturesque views and delightful walking opportunities.

Equipped with gas central heating and UPVC double glazing, this home is ready for you to move in. An internal inspection is highly recommended to fully appreciate the charm this property has to offer.



Entrance Hall

Accessed via a uPVC double glazed door to the side aspect. Loft hatch providing access to the loft space, coving to the ceiling, central heating radiator, storage cupboard and doors opening to the lounge, kitchen, two bedrooms and bathroom.

Kitchen

The kitchen has a range of base and wall cupboard units with laminate work surfaces and tiled splashbacks incorporating a one bowl sink and drainer unit with chrome mixer tap over and space for an electric cooker. Space and plumbing for a washing machine, space for fridge/freezer and a central heating radiator. UPVC double glazed window to the side aspect.

Lounge / Dining Room

An open plan L shaped lounge and dining room has two UPVC double glazed windows to the front aspect. A feature fireplace with hearth and marble inset houses a gas fire (not checked). Having coving to the ceiling and central heating radiator.

Bathroom

Fitted with a modern suite comprising of a shower cubicle with anti slip tray and mains shower, vanity unit including hand wash basin and comfort height low flush W.C. Having a UPVC double glazed window to the side aspect, floor to ceiling tiling to all walls, coving to the ceiling and central heating radiator.



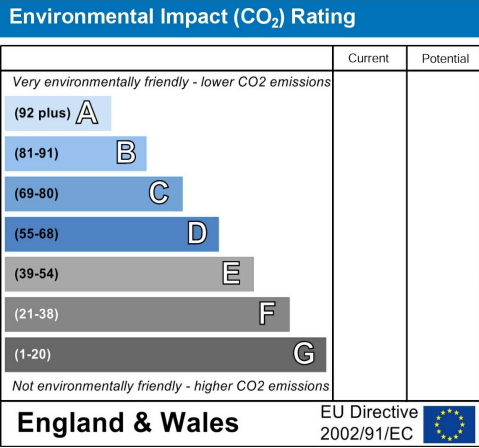
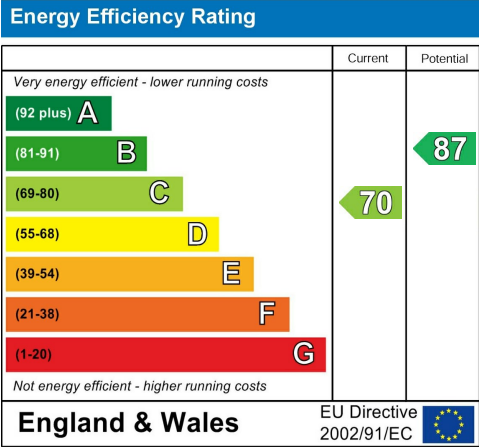
Bedroom
Having fitted wardrobes to one wall, coving to the ceiling, UPVC double glazed window to the rear aspect and central heating radiator.

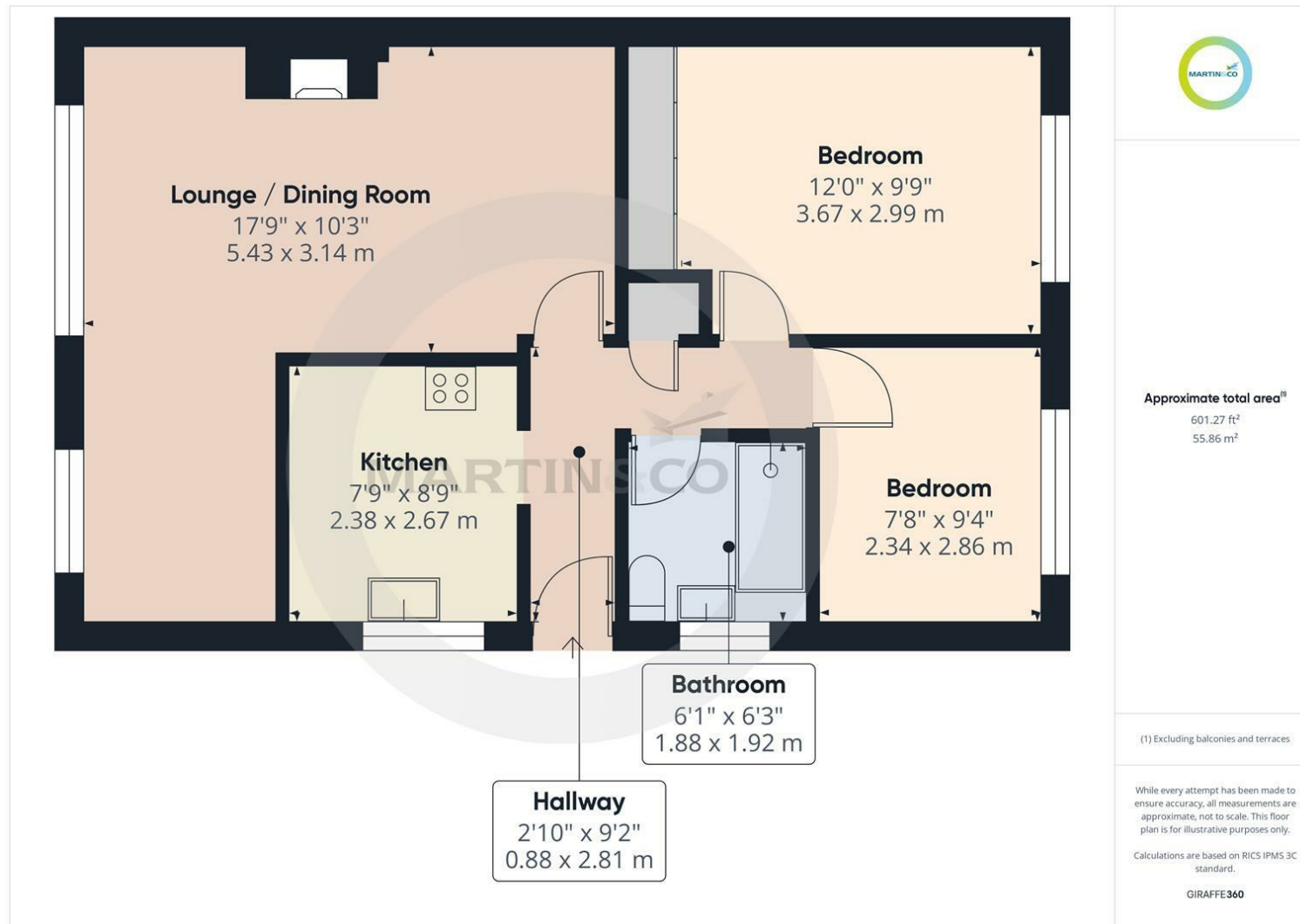
Bedroom
Having a UPVC double glazed window to the rear aspect, coving to the ceiling and central heating radiator.

Outside
To the front of the property there is a low maintenance garden consisting of gravel decoration and flower borders. The driveway extends to the side of the property and leads to a detached garage with power operated roller door, power and lighting. The enclosed

and private rear garden is also presented for ease of maintenance offering a patio area, various stocked borders and separate garden store.

SALES BUYER CHECKS
Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.