

6 Bed

House - Detached

located in Byram

Offers In Excess Of £480,000







enfields

Lead In
Suitable for residential purchase or investment. Currently set up as a HMO rental. Four separate reception rooms. Two bathrooms. Two en-suites. Double bedrooms throughout. Lawned garden with Indian Stone patio. Double garage currently set up as self contained annex. Panoramic views over open countryside. Multiple off street parking. Close to good schools and transport links. A must see property. To view this property contact Pontefract Estate Agents, Enfields.

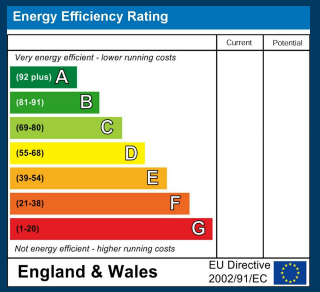
Enfields are delighted to offer for sale this impressive six bedroom, detached property situated within the popular semi-rural area of Byram.

This expansive property is located close to a full range of local amenities within Pontefract town centre and Junction 32 Outlet Village, both of which offer a wide selection of shops, supermarkets, cafés and restaurants. There is convenient access to recreational facilities including leisure centres, local golf courses, parkland, lakes and woodland. The property also benefits from good proximity to local primary and secondary schools, along with excellent transport links to Wakefield, Doncaster, Leeds and York.

The accommodation is currently laid out as a 'house of multiple occupancy' with a lettings income, however the original design layout briefly comprises to the ground floor; entrance hallway, expansive lounge, dining room, office, open plan breakfast kitchen, utility room and downstairs w/c. To the first floor; master bedroom with modern en-suite and dressing room, three additional double bedrooms, modern 'Jack & Jill' en-suite and a modern four piece family bathroom. To the second floor; two double bedrooms both with modern en-suites. Alternatively the second floor could be easily adapted to a cinema room, family play room or gym as per original design.



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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