whitegates









Summerfield Close, Byram, WF11

2 | 1 | 1 | EPC To be confirmed

Asking Price: £200,000

Freehold



- Immaculate two double-bedroom semi-detached house
- Cosy lounge diner with gas fire
- Kitchen with garden access
- Fully tiled family bathroom
- New electric shower over bath
- Boarded loft for storage
- Low-maintenance rear garden with lawn
- Generous Driveway parking and garage
- Recently Replaced windows and doors
- Village location near Knottingley
- Council Tax Band B

Council Tax Band: B

An immaculate two double-bedroom semi-detached house for sale in Brotherton, near Knottingley, offering a cosy lounge/diner, modern kitchen, fully tiled family bathroom, low-maintenance garden, generous driveway with garage and additional storage, and convenient access to local amenities, road links and rail services.

This immaculate two-bedroom semi-detached house is for sale in Brotherton, near Knottingley, offering well-presented accommodation with practical features throughout.







The property opens into an entrance hallway leading to a cosy lounge/diner with a gas fire providing a focal point. The kitchen offers ample storage cupboards, dishwasher, tiled splashback and direct access to the rear garden. Upstairs, there is a large master bedroom and a second good-sized bedroom to the rear, which includes a storage cupboard housing the boiler. The fully tiled family bathroom features a new electric shower over a shower-bath, towel rail, WC and basin. The loft is boarded, providing additional storage.

Outside, the low-maintenance rear garden includes a lawned area and a small space suitable for seating or children's play. To the front, there is generous driveway parking and a garage providing additional storage. The property also benefits from recently replaced windows and door offering a fresh modern finish.

Brotherton is a village setting with access to local amenities, a small co-op and post office within a short walk and other amenities in nearby Knottingley and Ferrybridge, including shops, primary schools and everyday services. Larger retail and leisure facilities can be found in Pontefract and Castleford, both a short drive away. For outdoor space, there are riverside walks along the Aire and Calder Navigation and green areas around the village.

Public transport links include Knottingley railway station, typically around a 5–10 minute drive, with services towards Leeds and Goole, providing connections for commuting and leisure. The nearby A1(M) and M62 offer convenient road links across West Yorkshire and beyond.



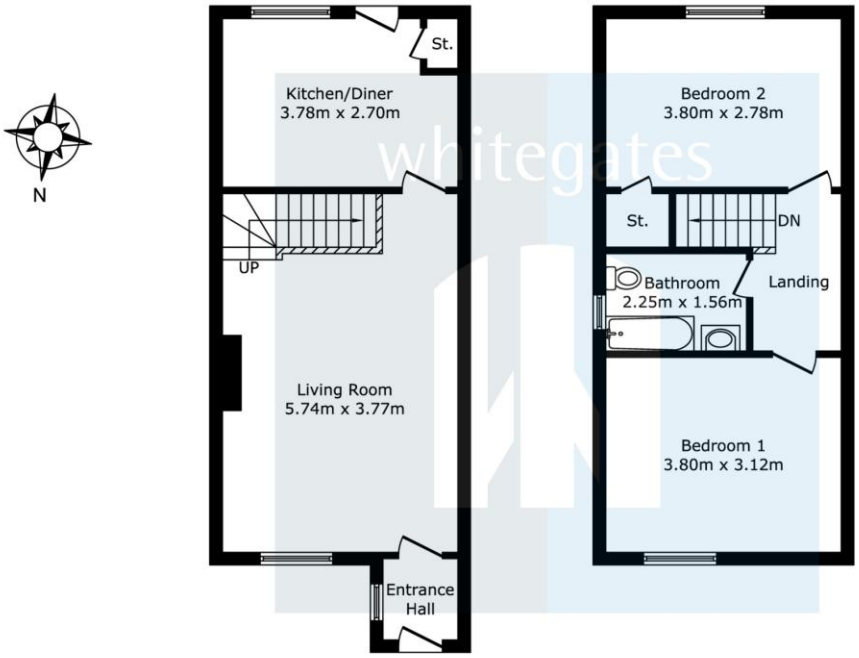








Summerfield Close



Ground Floor
Floor Area 33.9 m^2 (365 sq.ft.)

First Floor
Floor Area 32.1 m^2 (346 sq.ft.)

TOTAL: 66.0 m^2 (710 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations area approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered www.Propertybox.io

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Property Ombudsman