

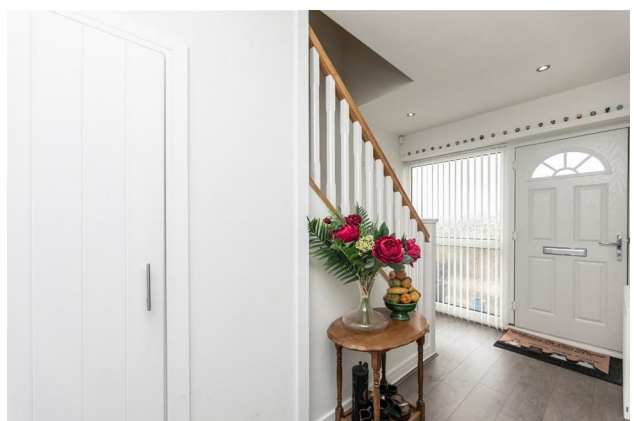
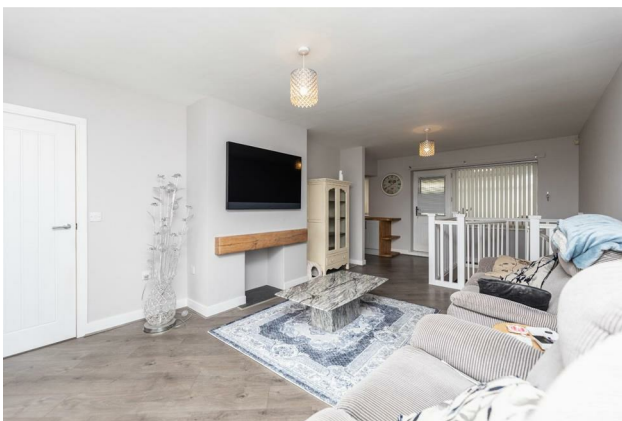
# HUNTERS®

HERE TO GET *you* THERE

**118 Field Lane, Upton, Pontefract, Wakefield, WF9 1DB**

**Guide Price £325,000**

**Property Images**





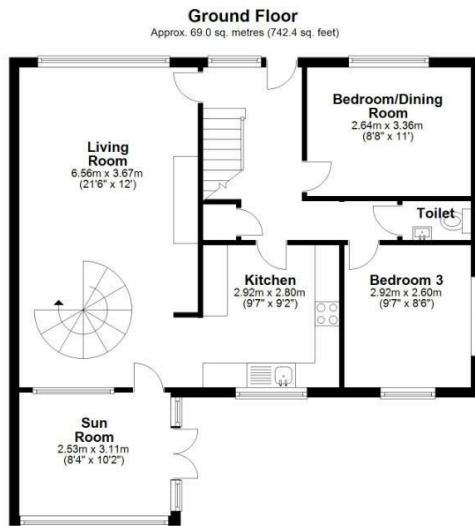
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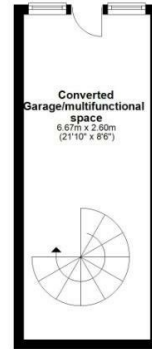
## Property Images



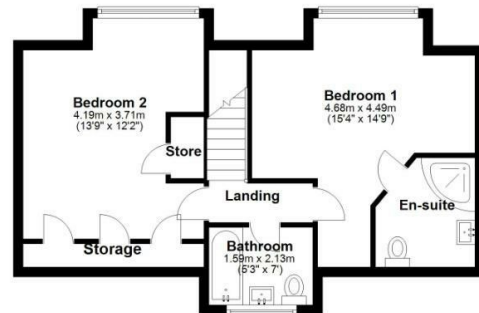
## Floorplan



**Lower Ground Floor**  
Approx. 17.3 sq. metres (186.4 sq. feet)



**First Floor**  
Approx. 44.4 sq. metres (478.4 sq. feet)

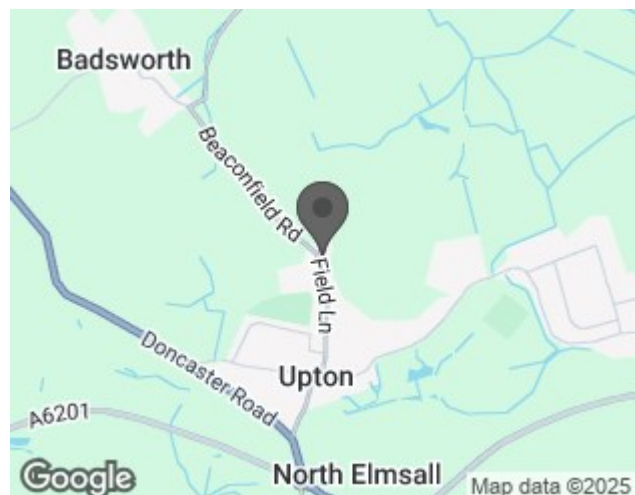


Total area: approx. 130.7 sq. metres (1407.2 sq. feet)

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Detached Beds: 4 Bathrooms: 2 Receptions: 2

Tenure: Freehold

Entrance to the property, if parking on the newly fitted resin drive is via the lower ground entrance door leading to the converted garage/multi-functional space, or via the front entrance door to the hallway on the ground floor. The hallway is spacious, with modern decor, an under stairs storage cupboard and stairs leading to the first floor accommodation. To the right of the hall is a good sized living room with large picture window allowing for plenty of natural light and wonderful views over the countryside. A galleried spiral staircase leads to the lower ground floor, which could be used as an office or for a number of other purposes. This room has a front entrance door leading to the driveway parking area at the front of the property that has ample parking for two vehicles.

Off the living room is a sunroom consisting of a dwarf wall, full roof with skylight, double glazed windows, electric heater and French doors opening out to the rear garden.

The kitchen is in a modern style with shaker base and wall units incorporating wooden worktop surfaces, inset sink with modern style mixertap, electric hob with a contemporary extractor fan over and high level built-in oven and microwave. Integrated fridge freezer and plumbing for a washing machine and dishwasher. The kitchen also houses the combi boiler. A window overlooks the rear garden. Bedroom 3 and 4, one of which could be used as a dining room and a ground floor cloakroom/WC complete this floor.

Bedrooms one and two, on the first floor have fantastic views through dormer windows over open countryside. Bedroom two has plenty of built in storage. Bedroom one has standalone wardrobes and drawers, an ensuite shower room fitted with a vanity WC and hand wash basin with storage below and a corner cubicle housing a shower. The family bathroom is also in a contemporary style with a rectangular bath with glass screen and shower over, vanity hand wash basin with storage below and WC. Obscure glazed window to the rear aspect.

Externally the front is relatively low maintenance with resin patio area with just a small amount of lawn and a balcony, replaced in 2025 with composite decking, which could provide for seating overlooking the amazing views over the countryside. A newly laid resin pathway to the side, where there is a further small lawned area, leads to the good sized rear garden which is on two levels, the lower level consisting of a paved patio area allowing for seating and outside entertaining and an enclosed lawned area to the upper level with a garden shed.

A lovely family home, in excellent condition what more could you want? Viewings available now!!

## Features

• FREEHOLD - EPC GRADE D • COUNCIL TAX BAND C • DETACHED THREE/FOUR BEDROOM HOME • NEW RESIN DRIVEWAY FOR TWO VEHICLES • OUTSTANDING VIEWS OVER COUNTRYSIDE • CLOSE TO A1 MOTORWAY LINKS • GENEROUS GARDENS • MODERN COMPOSITE BALCONY OVERLOOKING FIELDS • CONTEMPORARY FITTINGS • SUNROOM