



## 77 Clayton Avenue, Upton, Pontefract, WF9 1LA

This beautiful 3 bed end terrace is a hidden gem and will wow any viewers that enter.

From the modern lounge and spacious kitchen, this home is definitely worth an internal and external viewing to truly appreciate this stunning home.

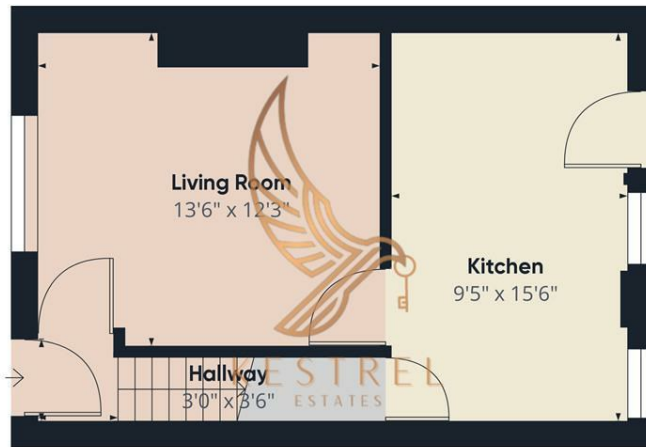
Internally, the property comprises a modern and funky lounge, leading onto the spacious fitted kitchen. Upstairs there are 3 good sized bedrooms and a house bathroom.

To the front there is off road parking. To the rear is where the magic is, this beautiful garden is an absolute credit to the vendor who has created a little oasis. With a lit up decked area, fire pit area, waggon style seated area, shed with electrics, numerous fruit trees and the piece de resistance is the fully equipped coy pond.

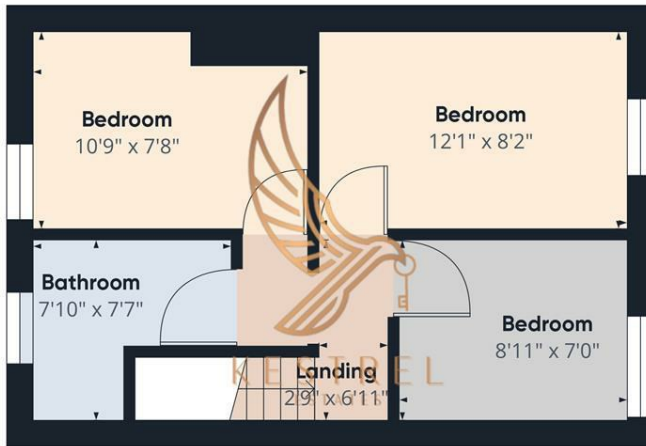
Call now to arrange your viewing as we cant see this hanging around for long.

**£150,000**

- 3 Bedroom End Terrace
- Perfect for First Time Buyers
- Modern Interior
- Stunning Spacious Rear Garden
- Fully Equipped Fish Pond
- Off Road Parking
- No Chain
- EPC Rating D
- Council Tax Band A



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
674.93 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

