

## Top House Farm St. Georges Close, Upton, Pontefract, WF9 1FT

This former farm house has been lovingly renovated to create a beautiful modern home.

Sat in a quiet corner of this development is this charming, fully renovated, spacious three bed semi detached property with a detached garage and off road parking.

As you enter the property through the hallway you immediately reach the stunning open plan kitchen / diner, The kitchen is fully fitted with integrated oven, microwave, hob and dishwasher. To the left of the hallway is the spacious lounge featuring a log burner. There is a secondary room which could be used as a playroom or utility or a games room, there is also a downstairs WC.

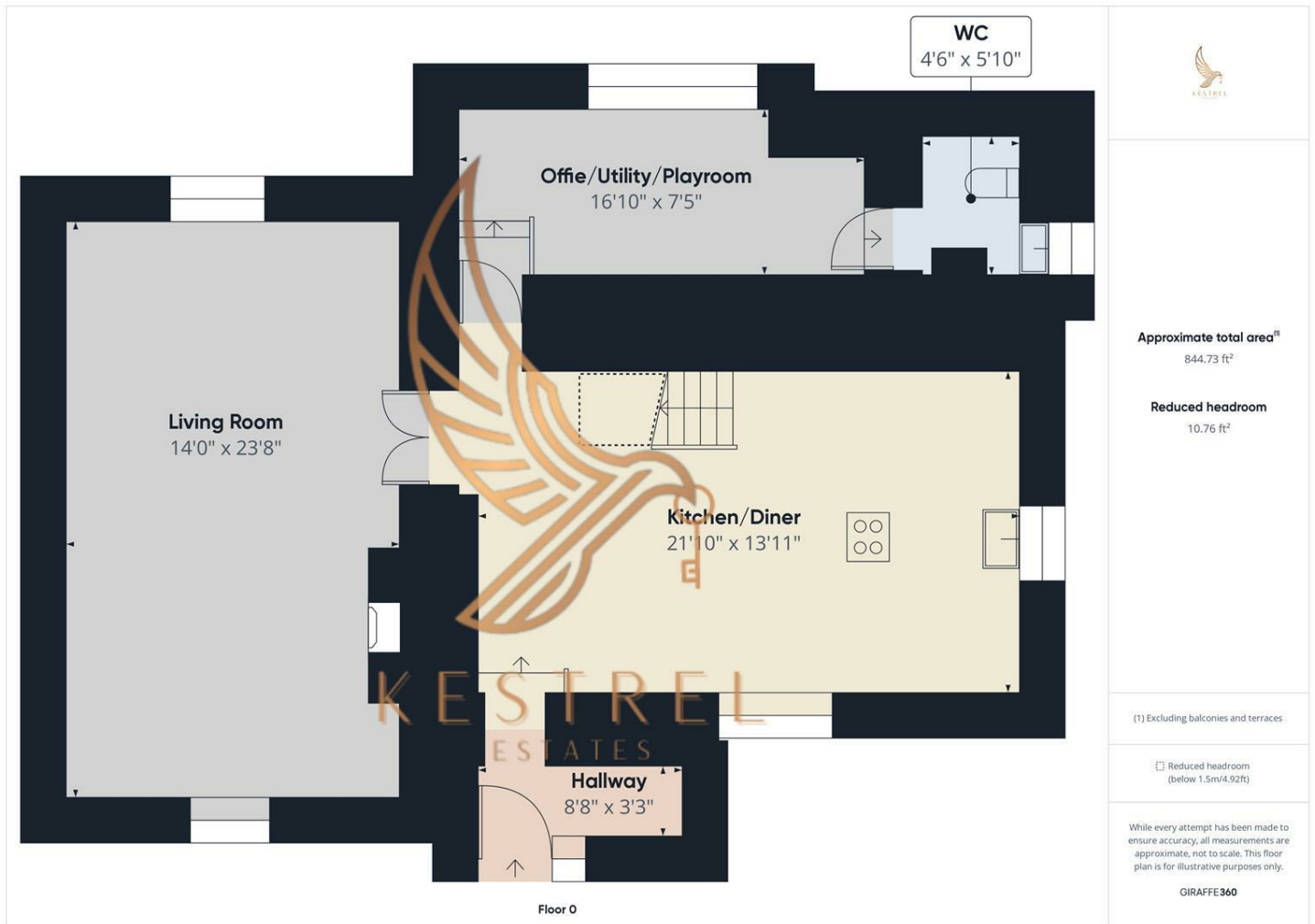
Upstairs you will find the house bathroom three generous bedrooms and master with the beautifully fitted en-suite.

Externally there is a detached garage with electrics, off road parking and a courtyard garden to the rear of the property.

This property must be viewed to really appreciate the space and works that have been done to this stunning property.

- Fully Renovated
- 3 Bed Semi Detached Former Farm House
- Open Plan Kitchen Diner
- Spacious Lounge With Log Burner
- Separate Play Room/Office/Games Room
- Master With En Suite
- Great Location
- Detached Garage with Electric & Parking
- NO CHAIN
- NB - Some of the pictures have been virtually staged to show you what is possible

**£300,000**



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

Current: 67  
Potential: 82