



**Rowlands Avenue, Upton Pontefract WF9 1DG**



**Welcome to**

**Rowlands Avenue, Upton Pontefract**

Three bedroom semi-detached property situated in Upton on the outskirts of Pontefract and Hemsworth town. Excellent transport links and local amenities.



## Summary

Three Bedrooms and a large open plan kitchen and dining room. This property is the ideal family home, and has been tastefully decorated and well maintained throughout. One the ground floor there is an inviting and well-lit entrance hall. The open plan kitchen/diner which leads to the conservatory making it perfect for family gathering. Upstairs you will find three bedrooms and the modern family bathroom. Outside the property boasts wrap around gardens, a driveway and detached garage. Situated in the town of Upton, near to local amenities and excellent transport links. Viewing is essential!

## Lounge

15' 11" x 11' 10" ( 4.85m x 3.61m )

With a UPVC double glazed bay window to the front, gas fire and surround and a gas central heating radiator.

## Kitchen

12' x 18' 8" ( 3.66m x 5.69m )

A fitted kitchen consisting of wall and base units with work surfaces over, gas hob, range cooker, pantry, bowl and half sink and a UPVC double glazed window to the front aspect.

## Conservatory

9' 5" x 11' 7" ( 2.87m x 3.53m )

With UPVC French doors to the kitchen and a gas central heating radiator.

## Landing

With access to the loft and a UPVC double glazed window to the front aspect.

## Bedroom One

11' 2" x 16' ( 3.40m x 4.88m )

With a UPVC double glazed bay window to the front aspect and a gas central heating radiator.

## Bedroom Two

8' 5" x 7' 5" ( 2.57m x 2.26m )

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

## Bedroom Three

11' 11" x 10' 11" ( 3.63m x 3.33m )

With a UPVC double glazed window to the rear aspect, storage cupboard and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, spot lights, tiled walls and a UPVC double glazed window to the front aspect.

## Front Garden

To the front is a lawn, path around the property and lawn to the side and a low wall surround.

## Rear Garden

With a low wall, patio and rear driveway.

## Garage

With up and over door.



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## Welcome to

### Rowlands Avenue, Upton Pontefract

- Three Bedroom Semi-Detached Home
- Open Plan Kitchen Diner
- Conservatory
- Front and Rear Garden
- Driveway For Parking

Tenure: Freehold EPC Rating: D

# £230,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON117000 - 0002

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