



Grosvenor Avenue, Upton Pontefract WF9 1DQ



Welcome to

Grosvenor Avenue, Upton Pontefract

BEAUTIFUL FAMILY DETACHED HOME IN UPTON***SUN ROOM LEADING OUT INTO THE REAR GARDEN***EXTENSIVE LIVING SPACE***OFF STREET PARKING***GREAT LOCATION***



Summary

Looking for a beautiful family home??? This could be the property for you! Located in a popular area of Upton is this immaculate four bedroom detached family home conveniently located close to the A1 for commuting with train stations in the next town enjoying direct access to Leeds, Wakefield & Doncaster. The property briefly comprises of: entrance hall, lounge, kitchen, dining room, utility room, downstairs WC and sun room to the ground floor. To the first floor there are four good sized bedrooms, an ensuite to the master bedroom and a family bathroom. Externally the property has a driveway to the front of the property providing ample off street parking and to the rear is a well maintained fully enclosed garden with gated access and fenced boundaries.

Entrance Hall

With a composite front entrance door, laminate flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, chrome heated towel rail, spot lights to the ceiling and a UPVC double glazed window to the side aspect.

Lounge

14' 7" x 10' 7" (4.45m x 3.23m)
With a UPVC double glazed window to the front aspect and a gas Central heating radiator.

Dining Room

14' 3" x 9' 11" (4.34m x 3.02m)
With a UPVC double glazed window to the front aspect, laminate flooring and a gas central heating radiator.

Dining Kitchen

17' 10" x 11' 5" (5.44m x 3.48m)
A fitted kitchen consisting of wall, base and draw units with work surfaces over, island unit with storage and seating, plumbing for dishwasher, washing machine, space for free standing fridge freezer, 5 ring gas hob, electric oven, extractor fan, laminate flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Utility Room

5' 11" x 6' 5" (1.80m x 1.96m)
With wall and base units, double cupboards with work surfaces over, plumbing for washing machine and a space for tumble dryer.

Sun Room

10' 6" x 8' 7" (3.20m x 2.62m)
With French doors to the side, laminate flooring, gas central heating radiator and a UPVC double glazed window to the rear and side.

Landing

With a UPVC double glazed window to the side aspect, access to the loft with pull down ladder and a gas central heating radiator.

Bedroom One

13' 5" max x 13' 3" (4.09m max x 4.04m)
With a UPVC double glazed window to the front aspect, built in wardrobe and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle, vinyl flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Bedroom Two

11' 4" x 10' 10" (3.45m x 3.30m)
With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Three

11' x 10' 10" (3.35m x 3.30m)
With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Four

8' 2" x 6' 6" (2.49m x 1.98m)
With a UPVC double glazed window to the front aspect, laminate flooring and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath with shower attached and screen, spot lights to the ceiling, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Exterior

To the front of the property is a driveway providing ample off street parking. To the rear of the property is a well maintained private garden with gated access, fenced boundaries and patio area ideal for entertaining.



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Welcome to

Grosvenor Avenue, Upton Pontefract

- Four Bedroom Detached Home
- Ensuite To Master Bedroom
- Conservatory
- Front And Rear Garden
- Driveway

Tenure: Freehold EPC Rating: C

offers over

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117164 - 0008

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