



**Bluebell Way, Upton Pontefract WF9 1NE**



**Welcome to**

**Bluebell Way, Upton Pontefract**

Offered to the market is this spacious Three Bedroom Detached home including garage AND driveway, a utility room, conservatory, downstairs WC and an ensuite to the master bedroom! With great local amenities, schools and good transport links this property would be ideal for a growing family!



## Summary

Viewing is essential to truly appreciate the size and quality this substantially brick built family home has to offer, located in an excellent position at the top of a cul de sac on this popular estate and having easy access for both road and rail networks for those wishing to commute. Check out this three bedroom detached family home with great local amenities, schools and good transport links. Internally the accommodation briefly comprises of an entrance hallway, downstairs WC, lounge, dining room, kitchen, utility room, conservatory, three bedrooms, ensuite and family bathroom. Externally the property boasts a driveway, garage and lawned gardens to the front, side and the rear also including a decked patio area.

## Entrance Hall

With a UPVC front entrance door.

## Wc

With a low level flush WC, wash hand basin set in a vanity unit, tiled flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

## Lounge

12' 8" x 10' 4" ( 3.86m x 3.15m )

With a UPVC double glazed window to the front aspect, fire surround and hearth, laminate flooring and a gas central heating radiator.

## Dining Room

7' 8" x 10' 7" ( 2.34m x 3.23m )

With a UPVC double glazed French doors to the conservatory, open to the lounge and laminate flooring.

## Kitchen

9' 6" x 9' ( 2.90m x 2.74m )

A fitted kitchen consisting of wall and base units with work surfaces over, circular sink and drainer, gas hob, electric oven, under counter fridge freezer, tiled splash back, tiled flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

## Utility Room

4' 11" x 4' 10" ( 1.50m x 1.47m )

With a wall mounted boiler, space for a washing machine and tumble dryer, tiled flooring, work surfaces, access to the WC and a UPVC double glazed door to the side aspect.

## Conservatory

18' 4" x 13' 3" ( 5.59m x 4.04m )

With French doors to the side and UPVC double glazed windows to the side and rear.

## Landing

With access to the loft and a cupboard housing the water tank.

## Bedroom One

12' 11" x 9' 1" ( 3.94m x 2.77m )

With a UPVC double glazed window to the rear aspect, spot lights to the ceiling and a gas central heating radiator.

## Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, tiled in shower and a UPVC double glazed window to the front aspect.

## Bedroom Two

13' 6" x 11' 2" ( 4.11m x 3.40m )

With two UPVC double glazed window to the front, laminate flooring and a gas central heating radiator.

## Bedroom Three

9' 11" x 7' 7" ( 3.02m x 2.31m )

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

## Bathroom

A suite consisting of low level flush WC, wash hand basin set in a vanity unit, part tiled to walls, panelled bath, gas central heated towel rail and a UPVC double glazed window to the rear aspect.

## Front Garden

A driveway with garden to the front and side and a garage.

## Rear Garden

Mainly decked with a timber fencing surround with planting to the borders.

## Garage

11' 7" x 17' 8" ( 3.53m x 5.38m )

Attached to house with an up and over door.



**view this property online** [williamhbrown.co.uk/Property/PON117319](http://williamhbrown.co.uk/Property/PON117319)



## Welcome to

### Bluebell Way, Upton Pontefract

- Three Bedroom Detached Home
- Conservatory And Utility Room
- Downstairs WC
- Ensuite To Master Bedroom
- Garage And Driveway

Tenure: Freehold EPC Rating: E

# £200,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON117319](http://williamhbrown.co.uk/Property/PON117319)



Property Ref:  
PON117319 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



[williamhbrown.co.uk](http://williamhbrown.co.uk)