



Ruby Lane, Upton Pontefract WF9 1FA

welcome to

Ruby Lane,Upton Pontefract

NO ONWARD CHAIN!! Beautiful family DETACHED home in upton. ENSUITE to the master bedroom, downstairs WC, gardens to the front and rear and a driveway to the side providing ample off street parking!!



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/diner and a downstairs WC 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 side of the property providing ample off street parking and to the rear is a well maintained fully enclosed garden with patio areas gated access ideal for entertaining.

Entrance Hall

With a composite front entrance door, gas central heating radiator with cover, spot lights to the ceiling and a gas central heating radiator.

Lounge

16' 1" x 11' 10" (4.90m x 3.61m)

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

Dining Kitchen

19' x 12' 11" (5.79m x 3.94m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, a owl and half sink and drainer, gas hob, electric oven, space for free standing free standing freezer, vinyl floor covering, tiled splash back, wine cooler, integrated dishwasher, spot lights to the ceiling, two gas central heating radiators, French doors to the rear and a UPVC double glazed window to the rear aspect.

Landing

With a UPVC double glazed window to the side aspect, airing cupboard housing the hot water tank, spot lights to the ceiling, gas central heating radiator access to the boarded loft with a pull down ladder.

Bedroom One

11' 8" x 10' (3.56m x 3.05m)

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

Ensuite

A suite consisting of low level flush WC, wash hand basin, shower cubicle, tiled flooring, spot lights to the ceiling and a gas central heating radiator.

Bedroom Two

10' 11" x 10' 2" (3.33m x 3.10m)

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

Bedroom Three

8' 9" x 8' 4" (2.67m x 2.54m)

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

Bedroom Four

8' 5" x 7' 4" (2.57m x 2.24m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, part tiled to walls, vinyl floor covering, panelled bath with mixer taps, spot lights to the ceiling and a UPVC double glazed window to the side aspect.

Front Garden

A double driveway to the side, laid to lawn garden to the front with path leading to the front door.

Rear Garden

A well enclosed rear garden, neatly laid to lawn, garden shed, green house, open outlook to the rear and a timber fence surround.



view this property online williamhbrown.co.uk/Property/PON117409



welcome to

Ruby Lane, Upton Pontefract

- Four Bedroom Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- Ensuite To Master Bedroom
- Double Driveway

Tenure: Freehold EPC Rating: B

fixed price

£285,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON117409](https://www.williamhbrown.co.uk/Property/PON117409)



Property Ref:
PON117409 - 0010

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



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)