



Portland Place, Upton PONTEFRACT WF9 1HL

Welcome to

Portland Place, Upton PONTEFRACT

GUIDE PRICE £220,000 - £230,000 Occupying a quiet cul-de-sac position in this popular residential area close to all amenities is this three bedroom semi-detached house offering spacious accommodation and being well presented throughout.



Summary

Occupying a quiet cul-de-sac position in this popular residential area close to local amenities and with easy access to all local centres and to the motorway network, is this brick built three bedroom semi-detached house. Offering spacious family accommodation throughout, the property is maintained and presented to a high standard and benefits from gas central heating. The internal accommodation briefly comprises entrance hall with cloakroom off, kitchen, lounge and conservatory. To the first floor there are three good sized bedrooms and family bathroom. Outside there are gardens to front and rear and a driveway to the front.

Entrance Hall

With a side entrance door, one under stairs storage cupboard, plumbing for a washing machine and a gas central heating radiator.

Wc

With a low level flush WC, gas central heating radiator and a UPVC double glazed window to the side aspect.

Lounge

19' 2" x 13' 8" (5.84m x 4.17m)

With a UPVC double glazed window to the front aspect, cast fire surround with inset tiling, wood effect laminate flooring, UPVC sliding patio doors into the conservatory and two gas central heating radiators.

Kitchen

9' 1" x 8' 6" (2.77m x 2.59m)

A fitted kitchen consisting of wall and base units with work surfaces over, gas hob, electric oven, extractor fan, stainless steel and tiled splash back, space for free standing fridge freezer, sink and drainer, tiled splash back, laminate floor covering and a UPVC double glazed window to the front aspect.

Conservatory

19' 4" x 9' 11" (5.89m x 3.02m)

UPVC construction with French doors into the garden, wood effect laminate flooring and a gas central heating radiator.

Landing

With a UPVC double glazed window to the rear aspect and access to the boarded out loft.

Bedroom One

12' 7" x 9' 1" (3.84m x 2.77m)

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

Bedroom Two

8' 2" x 8' 11" (2.49m x 2.72m)

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

Bedroom Three

9' 4" x 8' 3" (2.84m x 2.51m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, corner bath, tiled splash back, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With a driveway for off street parking.

Rear Garden

With a large rear garden neatly laid to lawn with mature planting to borders, slate seating area with timber fencing surround, garden shed and a side gate.



view this property online williamhbrown.co.uk/Property/PON117566



Welcome to

Portland Place, Upton PONTEFRACT

- *****GUIDE PRICE £220,000 - £230,000*****
- Three Bedroom Traditional Semi-Detached Home
- Conservatory
- Downstairs WC
- Driveway

Tenure: Freehold EPC Rating: B

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/PON117566](https://www.williamhbrown.co.uk/Property/PON117566)



Property Ref:
PON117566 - 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



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



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