



Clayton Avenue, Upton Pontefract WF9 1LA



Welcome to

Clayton Avenue, Upton Pontefract

No Chain, deceptively spacious, larger than average rear garden, parking to the rear, kitchen/diner, perfect for a first time buyer!!



Summary

Ideal opportunity for the first time buyer/investor. Situated in this POPULAR RESIDENTIAL area of UPTON CLOSE TO THE A1. The property briefly comprises: Living room, kitchen / diner. To the first floor: Landing, bathroom, and two bedrooms. To the rear is a larger than average garden which is neatly laid lawn with shared path way to the front and a low maintenance garden. To the front there is on street parking and further parking.

Entrance Hall

With a front entrance door and gas central heating radiator.

Lounge

13' 5" x 12' 3" max (4.09m x 3.73m max)
With a UPVC double glazed window to the front aspect, gas fire and surround and a gas central hearing radiator.

Kitchen/ Diner

15' 4" x 9' 3" (4.67m x 2.82m)
A fitted kitchen consisting of wall and base units with work surfaces over, a bowl and half sink and drainer, space for cooker, space for dishwasher, washing machine, tumble dryer, built in cupboard, under stairs storage and a UPVC double glazed window to the rear aspect.

Bedroom One

12' 5" max x 10' 9" max (3.78m max x 3.28m max)
With a UPVC double lazed window to the front aspect, feature fire place and a gas central heating radiator.

Bedroom Two

12' 1" x 8' 2" (3.68m x 2.49m)
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, bath, separate electric shower, tiled to splash back and a UPVC double glazed window to the rear aspect.

Front Garden

With a shared entrance with a gate to the front with a low maintenance garden.

Rear Garden

A lawned garden with a paved area, gated access to the rear and potential for parking.



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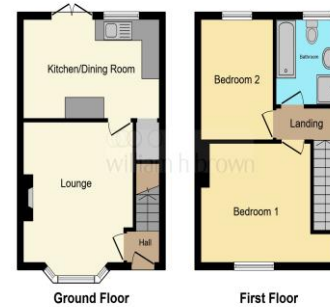
Welcome to

Clayton Avenue, Upton Pontefract

- Two Bedroom Mid-Terrace Home
- Spacious Kitchen Diner
- Large Rear Garden
- Off Street Parking
- Perfect For The First Time Buyer/Property Investor

Tenure: Freehold EPC Rating: Awaited

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117620 - 0002

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