



Clayton Avenue, Upton Pontefract WF9 1LA

welcome to

Clayton Avenue, Upton Pontefract

*****GUIDE PRICE £140,000-£150,000***** Deceptively spacious, two reception rooms, larger than average rear garden, parking to the rear, detached garage, ideal 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: Entrance porch, lounge, dining room and kitchen. To the first floor: Landing, two bedrooms and the family bathroom. To the front there is on street parking and further parking. To the rear is a larger than average garden which is neatly laid lawn with shared pathway to the front and a low maintenance garden.

Entrance Porch

With a UPVC front entrance door and a gas central heating radiator.

Lounge

13' 7" x 12' 2" (4.14m x 3.71m)
With a UPVC double glazed window to the front aspect, solid wood flooring, gas fire with fire surround and a gas central heating radiator.

Dining Room

15' 5" x 9' 4" (4.70m x 2.84m)
With a UPVC double glazed window to the side aspect, storage cupboard housing the boiler, solid wood flooring and a gas central heating radiator.

Kitchen

14' 5" x 10' 10" (4.39m x 3.30m)
A fitted kitchen consisting of wall, base and draw units with work surfaces over, electric hob, electric oven, stainless steel sink and drainer, under counter fridge freezer, space for washer and dryer, tiled splash back, laminate flooring, spot lights to the ceiling, UPVC double glazed 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 and access to the loft.

Bedroom One

12' 7" x 10' 9" (3.84m x 3.28m)
With a UPVC double glazed window to the front aspect, a gas central heating radiator, shower cubicle and extractor fan.

Bedroom Two

12' 2" x 5' 9" (3.71m x 1.75m)
With a UPVC double glazed window to the rear aspect, fitted wardrobes and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, slipper bath with mixer tap, solid wood flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

Front Garden

With a shared path to the front, paved path leads down the side to the fabulous rear garden.

Rear Garden

Having large lawned areas with mature planting, a flagged patio seating area, a further block paved driveway leading all the way to the rear gate leading to the detached garage which is accessed through an electric door.



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Clayton Avenue, Upton Pontefract

- ***GUIDE PRICE £140,000-£150,000***
- Two Reception Rooms
- Front And Rear Garden
- Popular Residential Area
- Ideal First Time Buyer Home

Tenure: Freehold EPC Rating: D

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117716 - 0006

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