

Bell Street, Upton PONTEFRACT WF9 1LD

Welcome to

Bell Street, Upton PONTEFRACT

FOR SALE WITH NO ONWARD CHAIN! Attention first time buyers. A ready to move into THREE bedroom terraced property with driveway.













Lounge

13' 5" x 12' 3" (4.09m x 3.73m)

With a UPVC double glazed window to the front aspect, electric fire with wood surround and coving to the ceiling.

Kitchen

12' 5" x 9' 1" (3.78m x 2.77m)

A fitted kitchen consisting of wall and base units with work surfaces over, stainless steel sink and drainer, oven, electric hob with extractor hood, space for washing machine, space for under counter fridge freezer, door to the pantry, door to the bathroom, tiled flooring, tiling to splash back, UPVC door to the rear aspect and two UPVC double glazed windows to the rear aspect.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with electric shower and shower curtain, fully tiled walls and flooring, extractor fan and a chrome heated towel rail.

Landing

With access to the loft with a pull down ladder.

Bedroom One

12' 6" x 10' 9" (3.81m x 3.28m)

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

Bedroom Two

12' 1" x 6' 1" (3.68m x 1.85m)

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

Bedroom Three

6' 11" x 6' (2.11m x 1.83m)
With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Front Aspect

To the front is a pebbled driveway with a side gate to the rear garden.

Rear Garden

With a patio seating rear, lawned garden, shed and a timber fence surround.





Welcome to

Bell Street, Upton PONTEFRACT

- Three Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Close to the A1
- Close To Local Amenities
- **Regular Bus Routes**

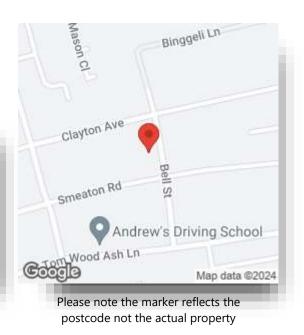
Tenure: Freehold EPC Rating: D

£125,000









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Property Ref: PON117749 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.





01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

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.