



**Dorothy's View, Waggon Lane, Upton Pontefract WF9 1JS**

***Welcome to***

**Dorothy's View, Waggon Lane, Upton Pontefract**

Looking for your own GRAND DESIGN??? This fabulous executive NEW BUILD property has been built and fitted to high standard. This wonderful family home offers modern flexible living space with woodland views to the front. Viewing recommended!!!



## Ground Floor

### Entrance Hall

With a front entrance double glazed composite door to the front with windows to the side, vinyl flooring, spotlights, access into the garage and stairs to the first flooring.

### Garage

11' 3" x 10' 8" ( 3.43m x 3.25m )

With power and light, electric roller door, access into WC and under stairs storage cupboard. This is a large garage ideal for anyone with hobbies or in need of lots of storage!

### Wc In Garage

Low level flush WC, wash hand basin, extractor fan and a gas central heating radiator.

### 1st Floor Landing

With stairs from the entrance hallway and stairs to the top floor and a gas central heating radiator. Oak and glass feature banister.

### Open Plan Living Space

26' 5" max x 18' 4" max ( 8.05m max x 5.59m max )

This stylish open plan living space is designed to take advantage of all the natural light and has easy access to the private garden to the rear.

The high quality kitchen area is fitted with wall and base units with quartz work surfaces and breakfast bar, high quality integrated double oven, induction hob, cooker hood, fridge freezer, wine cooler, dishwasher, vinyl flooring and spot lights to the ceiling.

The feature double glazed bi fold doors lead straight into the level rear garden. The room is complete with two gas central heating radiators, TV points and two UPVC double glazed windows to the rear and side aspect.

### Bedroom One

11' 9" x 8' ( 3.58m x 2.44m )

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

### Dressing Area

8' 8" x 5' ( 2.64m x 1.52m )

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

### Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, double shower cubicle, extractor fan, spot lights, vinyl flooring, chrome heated towel rail and a UPVC double glazed window to the side aspect.

### Bedroom Four/Snug/Office

11' 10" x 12' 11" ( 3.61m x 3.94m )

With a UPVC feature double glazed window to the side aspect, carpet and a gas central heating radiator.

### House Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, P shaped bath with shower over, spot lights, fully tiled walls, vinyl flooring, extractor fan, chrome heated towel rail and a UPVC double glazed window to the side aspect.

### Second Floor Landing

Glass balustrade, carpet and access to bedroom two and three and bathroom.

### Bedroom Two

23' 5" x 10' 7" ( 7.14m x 3.23m )

This spacious bedroom offers a versatile and luxurious feel with a UPVC double glazed window to the rear aspect, carpet, two velux windows, fitted wardrobes, spotlights and two gas central heating radiators.

### Bedroom Three

11' 10" x 10' 7" ( 3.61m x 3.23m )

With feature angled UPVC double glazed windows to the front aspect, carpet, spot lights to the ceiling and a gas central heating radiator.

### Shower Room

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, double shower cubicle with rainfall shower, part tiled walls, vinyl flooring, chrome heated towel rail and an extractor fan.

### Rear Garden

A private and fully enclosed patio to the rear, laid to lawn and secure 6 ft fencing. There is an access gate to the front of the property with steps down to the driveway and front door. The gardens benefit from the sun all afternoon and into the evening. The main driveway is tarmac.

### 10 Year Advantage Warranty

For peace of mind the property comes with a 10 year advantage structural warranty as well as standard appliances warranties.

### Viewings & Images

Please note the property is just in the final stages of construction with the finishing touches externally being completed. Please arrange a viewing with the sales office. Please be aware the images include digital dressing and are for illustration purposes only. Please check with the sales team for specific plot details, styles & colours.



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## **Dorothy's View Waggon Lane, Upton Pontefract**

- Three Double Bedrooms + Study/Snug
- Modern Open Plan Living Space - Straight out to the Garden
- Private Driveway And Integral Garage
- Integral Appliances & Flooring Included
- Two Bathrooms, Ensuite & WC

Tenure: Freehold EPC Rating: B

offers in the region of

**£340,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118027 - 0009

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**william h brown**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



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



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