

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 advance 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 font 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.





# Welcome to

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

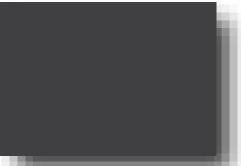
- Three Double Bedrooms + Study/Snug
- Modern Open Plan Living Space Straight out to the Garden
- Private Driveway And Integral Garage
- Integral Appliances & Flooring Included
- Two Bathrooms, Ensuite & WC

Tenure: Freehold EPC Rating: B

offers in the region of

£340,000







view this property online williamhbrown.co.uk/Property/PON118027



Property Ref: PON118027 - 0009

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 quidance 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.



Please note the marker reflects the postcode not the actual property





# 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.