

**Penarth Avenue, Upton Pontefract WF9 1DH** 

# Welcome to

# **Penarth Avenue, Upton Pontefract**

\*\*\*GUIDE PRICE £310,000 - £320,000\*\*\* Three bedroom detached true bungalow with NO ONWARD CHAIN located in Upton! Extremely spacious throughout! Must be viewed to appreciate what this property has to offer!!!!













### **Porch**

UPVC double glazed doors to the side leading into the entrance hall.

#### **Entrance Hall**

Gas central heating radiator, and loft access. Access into all bedrooms, lounge, kitchen, shower room and WC.

### **Bedroom One**

13' 9" x 11' 9" ( 4.19m x 3.58m )

Double glazed window to the side, gas central heating radiator, and fitted wardrobes.

### **Bedroom Two**

13' 8" x 11' 9" ( 4.17m x 3.58m )

Double glazed window to the front, gas central heating radiator and fitted wardrobes.

#### Wc

WC, wash hand basin set in a vanity unit, part tiled walls and a gas central heating radiator.

#### **Shower Room**

A modern three piece fitted suite with a walk in shower cubicle with rainfall shower, low level flush WC, and wash hand basin set in vanity unit. Spotlights, extractor fan, under floor heating, heated towel rail, fully tiled and storage cupboard.

#### Kitchen

11' 4" x 12' 6" ( 3.45m x 3.81m )

A fully fitted kitchen with a range of wall and base units with complimentary work surfaces over incorporating sink and drainer, integrated oven, hob, extractor fan, gas central heating radiator and breakfast bar. Double glazed window to the side and access into the utility room.

# **Utility Room**

10' x 11' 4" ( 3.05m x 3.45m )

Wall and base mounted units with work surfaces, plumbing for washing machine, part tiled walls, double glazed window to the side and rear. Door to the side.

## Lounge

15' 4" x 18' 1" ( 4.67m x 5.51m )

Double glazed French doors leading into the rear garden, gas central heating radiator, double glazed window to side, electric fire and access into the dining room.

## **Dining Room**

11' 6" x 9' 9" ( 3.51m x 2.97m )

Double glazed window to the rear and a gas central heating radiator.

### **Bedroom Three**

12' 1" x 9' 9" ( 3.68m x 2.97m )

Double glazed window to the side and a gas central heating radiator.

#### **Exterior**

To the front of the property is the driveway providing ample off street parking, leading to the garage ideal for storage. There is gated access down both sides of the property leading to the private rear garden, ideal for entertaining. The rear garden is laid to lawn with patio area with an array of shrubs and bushes.





# Welcome to

# **Penarth Avenue, Upton Pontefract**

- \*\*\*GUIDE PRICE £310,000 £320,000\*\*\*
- Three Bedroom Detached True Bungalow
- NO ONWARD CHAIN
- Two Reception Rooms
- Driveway & Garage

Tenure: Freehold EPC Rating: C

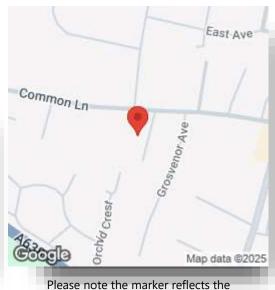
quide price

£310,000 - £320,000

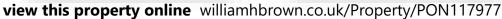








postcode not the actual property





Property Ref: PON117977 - 0008

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.



william h brown

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.