



**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.



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## **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

guide price

**£310,000 - £320,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117977 - 0008

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