



**New Lane, Upton Pontefract WF9 1HN**



**Welcome to**

**New Lane, Upton Pontefract**

\*\*\*GUIDE PRICE £700,000 - £725,000\*\*\* Five-bedroom DETACHED house with extensive gardens. The property comprises of two reception rooms, two studies, kitchen/diner and utility, integral GARAGE, downstairs WC, family bathroom and en-suite.



### **Entrance Hall**

With a front entrance door, space off for American fridge freezer, access to the garage, tiled flooring, gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Wc**

With a low level flush WC, wash hand basin and cloakroom, extractor fan, part tiled to walls and tiled flooring,

### **Lounge & Garden Room**

31' 3" x 20' 6" max ( 9.53m x 6.25m max )

With a bi-fold doors to the rear, double door to the side, multi fuel burner with brick fire place, spot lights to the ceiling, engineered oak flooring, two sky lights and four gas central heating radiator.

### **Third Reception Room/ Library**

18' 10" x 14' 7" ( 5.74m x 4.45m )

With two UPVC double glazed windows to the side, laminate flooring, spot lights and a gas central heating radiator.

### **Office 1**

5' 10" x 7' 10" ( 1.78m x 2.39m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

### **Office 2**

12' 7" x 7' 10" ( 3.84m x 2.39m )

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

### **Kitchen/ Diner**

20' 9" x 10' 8" ( 6.32m x 3.25m )

A fitted kitchen consisting of wall, base and drawer units with Quartz work surfaces over, Belfast sink, integrated microwave, dishwasher, fridge, extractor hood, spot lights to the ceiling, room for range cooker, tiled flooring and two UPVC double glazed windows to the front and side aspects.

### **Utility Room**

11' 3" x 5' 10" ( 3.43m x 1.78m )

With space for a washing machine, tumble dryer, tiled flooring, Belfast sink, wall and base units with work surfaces over, a gas central heating radiator and two UPVC double glazed windows to the front and side aspects.

### **Landing**

Airing cupboard, spot lights to the ceiling and a UPVC double glazed window to the front aspect

### **Bedroom One**

17' 10" x 14' ( 5.44m x 4.27m )

With three UPVC double glazed window to the rear and side aspect, built in wardrobes, spot lights to the ceiling, access to the boarded loft with a ladder and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, spot lights to the ceiling, part tiled to the walls, extractor fan, laminate flooring, a gas central heating radiator and a UPVC double glazed window to the side aspect.

### **Bedroom Two**

15' 10" x 9' 1" ( 4.83m x 2.77m )

With two UPVC double glazed windows to the front and side aspect, built in cupboards and wardrobes, laminate flooring and a gas central heating radiator.

### **Bedroom Three**

14' 5" x 12' 11" ( 4.39m x 3.94m )

With three UPVC double glazed windows to the front and side aspects, spot lights to the ceiling, built in storage, laminate flooring and a gas central heating radiator.

### **Bedroom Four**

11' 11" x 12' 4" ( 3.63m x 3.76m )

With two UPVC double glazed windows to the rear and side aspects, built in storage, wash hand basin set in a vanity unit.

### **Bedroom Five**

7' 11" x 8' ( 2.41m x 2.44m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, corner spa bath, part tiled, extractor fan, laminate flooring, spot lights to the ceiling, gas central heating radiators and a UPVC double glazed window to the front aspect.

### **Exterior**

With an electric remote control gate, paved area, lawn, mature trees and fence and hedge surround to the front. To the side of the property is lawned area with additional block paved patio. To the rear of the property is an extensive garden with composite decking area, block paved area, apple trees, fence and hedge surround set in a 1 and a 1/4 acre grounds.

### **Garage**

20' 6" x 8' 11" ( 6.25m x 2.72m )

Integral garage, up and over door, storage in the eaves and a UPVC double glazed window to the side aspect.

### **Vendors Comments**

App controlled alarm and heating systems.  
Remote controlled electric gate to the entrance.



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## **New Lane, Upton Pontefract**

- **\*\*\*GUIDE PRICE £700,000 - £725,000\*\*\***
- Five Bedroom Detached Home
- Downstairs WC
- Ensuite To Master
- Utility Room

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£700,000 - £725,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON118729 - 0005

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