



Woodland Walk, Upton PONTEFRACT WF9 1FR

welcome to

Woodland Walk, Upton PONTEFRACT

Three bedroom semi-detached home located in Upton. Fully enclosed landscaped tiered garden with far reaching views. Off street parking. Well presented throughout!

Entrance Hall

With a composite front entrance door and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, vinyl floor covering and a gas central heating radiator.

Lounge

13' 6" x 10' 9" (4.11m x 3.28m)

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

Dining Kitchen

16' 2" x 10' 4" (4.93m x 3.15m)

A fitted kitchen consisting of wall, base and drawer units over, sink and drainer, gas hob, electric oven, extractor fan, plumbing for washing machine, space for free standing fridge freezer, wall mounted combi boiler, tiled splash back, gas central heating radiator and two UPVC double glazed windows to the front and side aspects.

Landing

With loft hatch and a gas central heating radiator.

Bedroom One

13' 7" x 8' 2" (4.14m x 2.49m)

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

Bedroom Two

12' 6" x 7' 2" (3.81m x 2.18m)

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

Bedroom Three

6' 9" x 9' 1" (2.06m x 2.77m)

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, paneled bath with shower attached, vinyl floor covering, part tiled to walls, gas central heating radiator and a UPVC double glazed window to the side aspect.

Front Garden

With off street parking.

Rear Garden

A private tiered garden with a paved patio seating area and a timber fence surround.





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welcome to

Woodland Walk, Upton PONTEFRACT

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- Driveway For Ample Off Street Parking
- Ideal Family Home

Tenure: Freehold EPC Rating: B

Council Tax Band: B

£175,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
PON118765 - 0002

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