

Clayton Avenue, Upton Pontefract WF9 1LA

Welcome to

Clayton Avenue, Upton Pontefract

Nestled in the heart of Upton, this two-bedroom mid-terrace property offers a fantastic opportunity for buyers looking to make a house their own. While in need of modernisation, the home boasts spacious living areas and great structural potential.













Living Room

13' 4" x 12' 3" (4.06m x 3.73m)

With a front entrance door, a UPVC window to the front aspect, coving to the ceiling, gas fire and a gas central heating radiator.

Kitchen Diner

15' 4" x 9' 3" (4.67m x 2.82m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, stainless steel sink and drainer, space for gas cooker, plumbing for washing machine, space for fridge freezer, boiler, pantry under the stairs, part tiling, sliding door to the rear aspect and a gas central heating radiator.

Landing

With access to the loft.

Bedroom One

12' 5" x 10' 8" (3.78m x 3.25m)

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

Bedroom Two

12' 1" x 8' 1" (3.68m x 2.46m)

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, bath with shower over, part tiling, airing cupboard, carpeted, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With a lawned garden, path to the front door and timber fence surround.

Rear Garden

A lawned garden, paving and a timber fence surround.





Welcome to

Clayton Avenue, Upton Pontefract

- Two Bedroom Mid-Terrace Home
- Large Front And Rear Garden
- In Need Of Modernisation
- **Local Amenities**

Tenure: Freehold EPC Rating: C

Council Tax Band: A

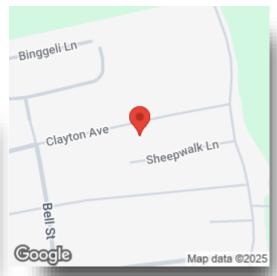
offers over

£110,000









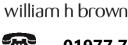
Please note the marker reflects the postcode not the actual property

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Property Ref: PON118653 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers 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) 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 reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent

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 are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these and boundaries of the property and other important matters before exchange of contracts.



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