



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.



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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

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