



Bridge House New Lane, Upton Pontefract WF9 1HJ

welcome to

Bridge House New Lane,Upton Pontefract

Large CHARACTER home with fabulous potential for a variety of business uses. FOUR DOUBLE bedrooms. Several out buildings, and brick built barn. AMPLE OFF STREET PARKING.



Rear Porch

With a rear entrance door, vinyl floor covering, plumbing for washing machine, space for tumble dryer and a UPVC double glazed window to the rear.

Entrance Hall

With a composite front entrance door.

Wc

With a low level flush WC, wash hand basin set in a vanity unit, fully tiled, electric wall heater and a UPVC double glazed window to the rear aspect.

Boot Room

11' 4" x 6' 4" (3.45m x 1.93m)

With a UPVC double glazed window to the rear and vinyl floor covering.

Lounge

14' 9" x 12' 9" (4.50m x 3.89m)

With two UPVC double glazed windows to the front and side aspects, vinyl floor covering and a gas central heating radiator.

Dining Room

11' 5" x 9' 9" (3.48m x 2.97m)

With a UPVC double glazed window to the rear aspect, fire place with wood burning stove and slate hearth, tiled flooring and a gas central heating radiator.

Sitting Room

13' 2" x 12' 8" (4.01m x 3.86m)

With a UPVC double glazed window to the front aspect, vinyl floor covering, stone fire place with wood burning stove and a gas central heating radiator.

Kitchen

17' 2" x 9' 8" (5.23m x 2.95m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, extractor fan, built in microwave, glass splash back, stainless steel sink and drainer, space for free standing American fridge freezer, cupboard housing

combi boiler, tiled flooring, UPVC rear door and two UPVC double glazed windows to the rear and side aspects.

Bedroom One

12' 10" x 12' 9" (3.91m x 3.89m)

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

Bedroom Two

12' 5" x 12' 9" (3.78m x 3.89m)

With a UPVC double glazed window to the front aspect, built in wardrobe, storage cupboard and a gas central heating radiator.

Bedroom Three

10' 7" x 9' 5" (3.23m x 2.87m)

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

Bedroom Four

10' 1" x 8' 6" (3.07m x 2.59m)

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

Shower Room

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle, wall mounted radiator, UPVC panelling to the ceiling, spot lights, fully tiled and a UPVC double glazed window to the rear aspect.

Work Shop

A brick built out building, open plan barn with a further brick built out building.



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welcome to

Bridge House New Lane, Upton Pontefract

- Double Fronted Four Bedroom Detached Home
- Modern Kitchen and Bathroom And Down Stairs WC
- Great Potential For A Variety Of Business Uses
- Close To The A1
- Town End Location Close To A1 & Train Stations

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118917 - 0007

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