



Field Lane, Upton Pontefract WF9 1BN



welcome to

Field Lane, Upton Pontefract

GUIDE PRICE £140,000 - £150,000 Well-presented two-bed semi in Upton with entrance hall, bright living room and patio doors to enclosed rear garden, kitchen, bathroom, front lawn, and on-street parking. Ideal for comfortable living and outdoor entertaining.



Entrance Hall

With a front entrance door, laminate flooring and a gas central heating radiator.

Lounge

16' x 11' 7" (4.88m x 3.53m)

With a UPVC double glazed window to the front aspect, double door to the rear aspect and two gas central heating radiators.

Kitchen

10' 4" x 16' 1" (3.15m x 4.90m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, integrated electric oven, gas hob, space for washing machine, fridge freezer, under stairs storage cupboard with plumbing for dishwasher, part tiled splash back, laminate flooring and three UPVC double glazed windows to the front, side and rear aspect.

Landing

With a UPVC double glazed window to the rear aspect and access to the loft.

Bedroom One

16' 1" x 10' 6" (4.90m x 3.20m)

With two UPVC double glazed windows to the front and rear aspects and two gas central heating radiators.

Bedroom Two

14' 10" x 9' 3" (4.52m x 2.82m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, airing cupboard housing the boiler, spot lights to the ceiling, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Exterior

To the front there is a lawn garden with a path leading to the front door and gated access to the rear. To the rear there is a lawned garden, raised patio areas, part paved, wood fence surround and outhouse for storage.



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Field Lane, Upton Pontefract

- ***GUIDE PRICE £140,000 - £150,000***
- Two Bedroom Semi Detached Home
- On Street Parking
- Fully Enclosed Garden To The Rear
- Well Presented Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118898 - 0003

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