



Quarry Lane, Upton Pontefract WF9 1DA

Welcome to

Quarry Lane, Upton Pontefract

GUIDE PRICE £200,000 - £210,000 Spacious three bedroom semi-detached home on a corner plot in Upton, featuring kitchen/diner, utility room, four-piece bathroom, and generous gardens to three sides. Ideal family living with on-street parking and easy access to local amenities.



Entrance Hall

With a UPVC double glazed front entrance door, tiled flooring and under stairs storage cupboard.

Lounge

11' 7" x 16' 3" (3.53m x 4.95m)

With two UPVC double glazed windows to the front and rear aspects, multi fuel log burner with fire place with timber shelving and tiled hearth, solid wood flooring and a gas central heating radiator.

Kitchen

15' 9" x 14' 2" (4.80m x 4.32m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, induction hob, electric oven, extractor fan, plumbing for washing machine, slimline dishwasher, focal chimney breast, exposed brick, stable door to the rear, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Utility Room

6' 11" x 9' 3" (2.11m x 2.82m)

With space for fridge freezer, plumbing for washing machine, solid wood flooring and a UPVC double glazed window to the front aspect.

Landing

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

Bedroom One

8' 5" x 16' 2" (2.57m x 4.93m)

With two UPVC double glazed windows to the side and rear aspects and a gas central heating radiator.

Bedroom Two

10' 7" x 9' 8" (3.23m x 2.95m)

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

Bedroom Three

12' 7" x 11' 3" (3.84m x 3.43m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath, shower cubicle, spot lights to the ceiling and a UPVC double glazed window to the rear aspect.

Exterior

With large lawned gardens surround, two patio seating areas and a timber fence surround.



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Welcome to

Quarry Lane, Upton Pontefract

- ***GUIDE PRICE £200,000 - £210,000***
- Three Bedroom Semi-Detached Home
- Large Corner Plot Position
- Stunning Gardens
- Neutrally Decorated

Tenure: Freehold EPC Rating: D
Council Tax Band: A

guide price

£200,000 - £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118996 - 0005

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