



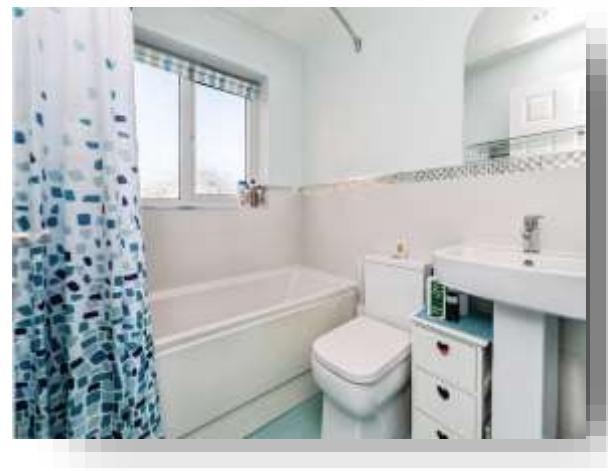
Clover Walk, Upton PONTEFRACT WF9 1NN

william
h brown
Incorporating
Porter Glenny

Welcome to

Clover Walk, Upton PONTEFRACT

GUIDE PRICE £250,000 - £260,000 This three bedroom detached home in Upton offers spacious living, conservatory, study, ensuite, double driveway and enclosed garden with patio. Beautifully presented and ready to move into, it's the perfect family property.



Inner Hall

With stairs to the first floor and tiled flooring.

Entrance Hall

With a composite side entrance door, window to the front, tiled flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, part tiled walls, tiled flooring, gas central heating radiator and a window to the side aspect.

Dining Room

8' 9" x 9' 10" (2.67m x 3.00m)

Sliding doors to the rear, laminate flooring and a gas central heating radiator.

Kitchen

8' 6" x 9' 9" (2.59m x 2.97m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, Belfast sink and drainer, electric hob and oven with extractor hood, space for fridge freezer, tiled splash back, plumbing for dishwasher, tiled flooring, gas central heating radiator, UPVC double glazed window to the rear and a composite door to the rear.

Utility Room/ Study

8' 6" x 11' 6" (2.59m x 3.51m)

With plumbing for washing machine, storage, cupboard housing the boiler and a gas central heating radiator.

Conservatory

12' 2" x 9' 9" (3.71m x 2.97m)

Constructed with UPVC, door to the garden, tiled flooring and made to measure blinds.

Converted Garage

Further storage with up and over door to the front.

Landing

With a window to the side aspect, gas central heating radiator and access to the boarded loft with a pull down ladder.

Bedroom One

11' 9" x 10' 7" (3.58m x 3.23m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, fully tiled, extractor fan, chrome heated towel rail and a window to the front aspect.

Bedroom Two

11' 8" x 9' 8" (3.56m x 2.95m)

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

Bedroom Three

9' 4" x 9' 11" (2.84m x 3.02m)

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, panelled bath with shower over and curtain, chrome heated towel rail, tiled flooring, part tiled walls, spot lights to the ceiling and a window to the side aspect.

Front Garden

A double block paved driveway with lawned garden to the front, outside lights and privet edging to the side.

Rear Garden

A private rear garden neatly laid to lawn with a patio seating area, garden shed, gate to the front and a timber fence surround.



view this property online williamhbrown.co.uk/Property/PON119272



Welcome to

Clover Walk, Upton PONTEFRACT

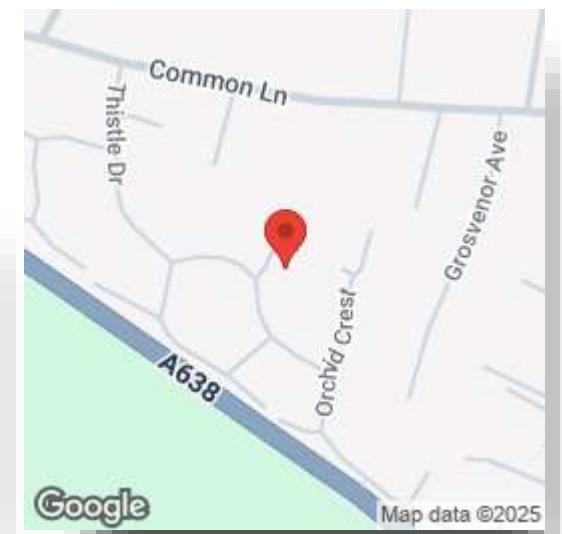
- ***GUIDE PRICE £250,000 - £260,000***
- Three Bedroom Detached Family Home
- Downstairs WC
- Ensuite To Master Bedroom
- Double Driveway To Front

Tenure: Freehold EPC Rating: C

Council Tax Band: C

guide price

£250,000 - £260,000



view this property online williamhbrown.co.uk/Property/PON119272

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
PON119272 - 0002

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property

 **william h brown** Incorporating **Porter Glenny**



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire,
WF8 1AT



williamhbrown.co.uk