



**Clover Walk, Upton PONTEFRACT WF9 1NN**



**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.



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## **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**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119272 - 0002

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