



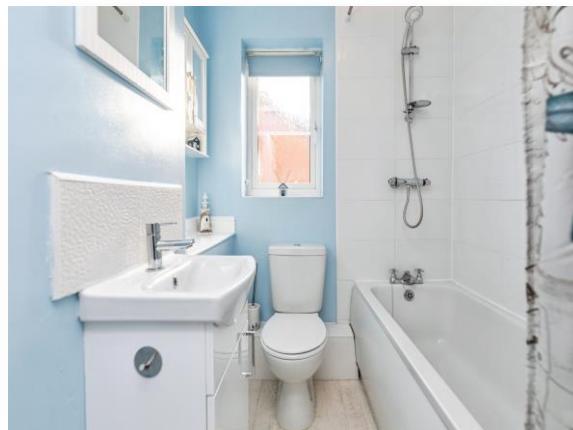
Woodland Walk, Upton Pontefract WF9 1FR

william
h brown

welcome to

Woodland Walk, Upton Pontefract

GUIDE PRICE £150,000 - £160,000 Modern two-bedroom semi-detached home with no onward chain, featuring a lounge, kitchen-diner with garden access, two bedrooms, bathroom, driveway parking, and an enclosed rear garden overlooking fields. Ideal for first-time buyers or investors.



Entrance Hall

Composite door to the front, gas central heating radiator, and access into the downstairs WC and living room.

Downstairs Wc

Low level flush WC, wash hand basin, gas central heating radiator, and double glazed window to the side.

Living Room

13' 9" x 12' 4" (4.19m x 3.76m)

Double glazed windows to the front and side, gas central heating radiator, stairs leading to the first floor and access into the kitchen/diner.

Kitchen/Diner

12' 4" x 10' 11" into recess (3.76m x 3.33m into recess)

A fully fitted kitchen with a range of wall and base units with complimentary work surfaces over incorporating stainless steel sink and drainer, integrated electric oven with gas hob and extractor hood over, plumbing for washing machine, space for dishwasher, space for fridge freezer, under stairs storage cupboard, gas central heating radiator, double glazed door leading into the rear garden and a double glazed window to the rear.

Landing

Loft access, gas central heating radiator, and access into both bedrooms and the family bathroom.

Bedroom One

12' 4" x 10' 6" (3.76m x 3.20m)

Double glazed window to the front and a gas central heating radiator.

Bedroom Two

12' 4" x 7' 11" (3.76m x 2.41m)

Double glazed window to the rear, gas central heating radiator and storage cupboard over bulk head.

Bathroom

A three piece fitted suite consisting of a low level

flush WC, wash hand basin set in vanity unit and panel bath with shower over. Gas central heating radiator, extractor fan, and a double glazed window to the rear.

Exterior

Path leading to the front door. Driveway to the side with EV charging point, and gate leading into rear garden. To the rear is a fully enclosed garden with patio area, fenced boundaries and views overlooking the fields.



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Woodland Walk, Upton Pontefract

- ***GUIDE PRICE £150,000 - £160,000***
- Two Bedroom Semi Detached
- NO CHAIN
- Downstairs WC
- Driveway

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£150,000



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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:
PON119353 - 0003

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