

...Your proactive estate agent



**Greenwood Avenue, Upton, Pontefract, WF9 1NS**  
**Offers Over £175,000**



**\*\* GENEROUS DRIVEWAY \*\* LARGE REAR GARDEN \*\* NEARBY PUBLIC TRANSPORT LINKS \*\* CLOSE TO LOCAL AMENITIES\*\*** Situated in Upton, this property briefly comprises: entrance hallway, kitchen, lounge diner, bathroom and two bedrooms. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. . CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



## GROUND FLOOR ACCOMMODATION

### HALLWAY

Entry inside via white uPVC entrance door, central heating radiator and doors to:

### KITCHEN

**2.73 x 3.40 (8'11" x 11'1")**

Having a range of wall and base units in navy blue, roll top vinyl worktops, single bowl stainless steel sink and drainer with chrome mixer tap and white uPVC double glazed window to front elevation. Laminate flooring, freestanding electric oven with hob, space and plumbing for washing machine and freestanding fridge freezer.



### LOUNGE DINER

**5.80 x 3.13 (19'0" x 10'3")**

White uPVC double glazed window to front elevation, central heating radiator, electric fireplace with brick surround and part laminated flooring. Telephone and television points.



### BATHROOM

**1.87 x 1.80 (6'1" x 5'10")**

Three piece suite comprising: panel bathtub with glass screen and power shower, pedestal wash hand basin with chrome mixer tap and low level W.C. Part tiled walls, vinyl flooring, central heating radiator and white uPVC double glazed frosted window to side elevation.



### BEDROOM ONE

**4.05 x 3.13 (13'3" x 10'3")**

White uPVC double glazed window to rear elevation, central heating radiator and power points to walls.



### BEDROOM TWO

**3.0 x 2.71 (9'10" x 8'10")**

White uPVC double glazed window to rear elevation, gas central heating radiator and power points to walls.



## EXTERIOR

### FRONT

To the front of the property is a paved driveway, area laid to lawn and access to rear garden. Entry inside via white uPVC entrance door.

### REAR

The rear of the property is fenced to three sides, laid to lawn with paved area giving space for garden furniture.



## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders

ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

## MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

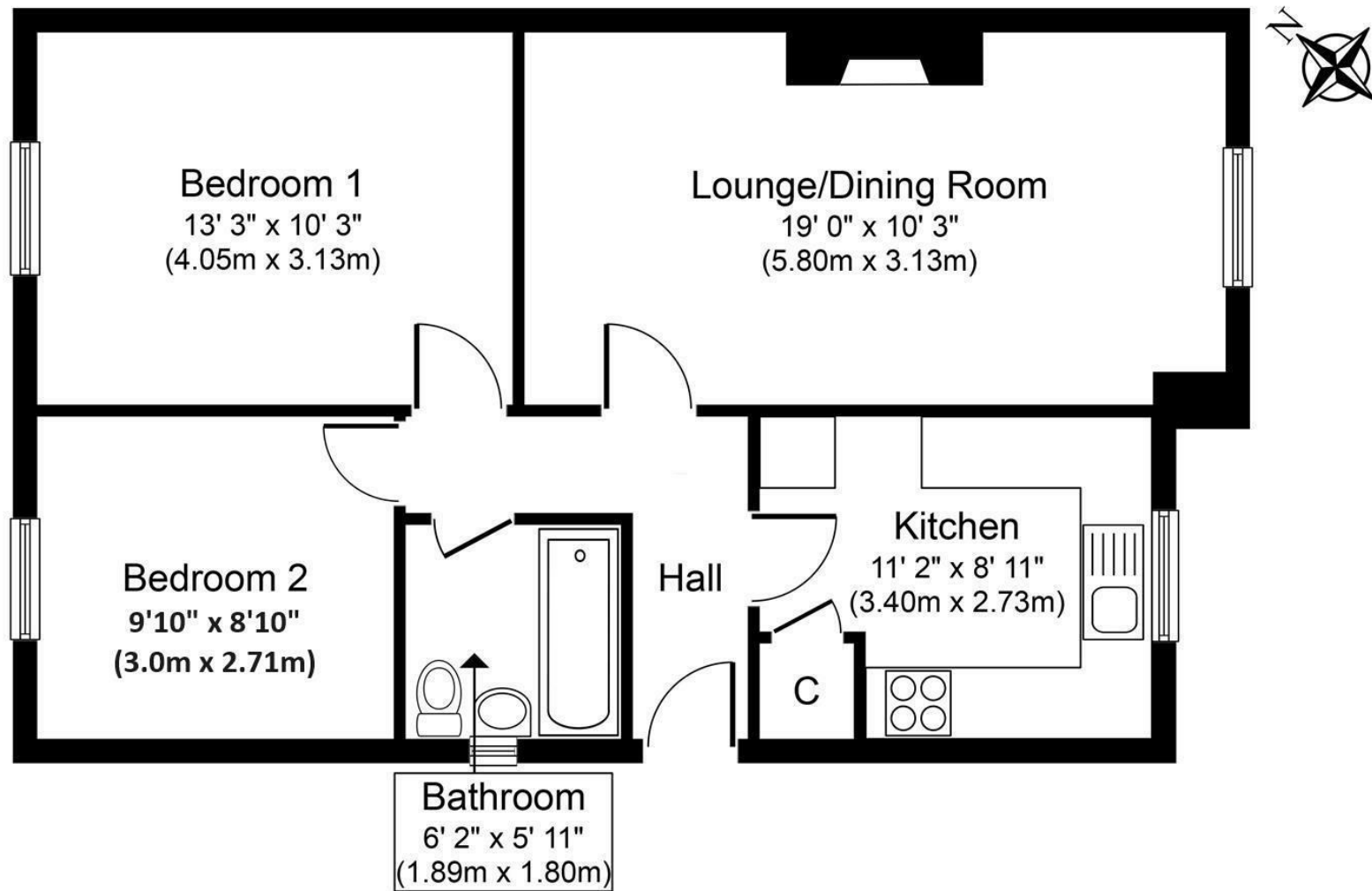
## TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Bathroom**  
 6' 2" x 5' 11"  
 (1.89m x 1.80m)

**Approximate Floor Area**  
 621 sq. ft.  
 (57.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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