

New Lane Crescent, Upton



£120,000



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27 New Lane Crescent, WF9 1HH

We are acting in the sale of the above property and have received an offer of £125,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agents before exchange of contracts takes place.



- Renovation project
- Open plan kitchen
- Two good sized reception room
- Separate utility room
- Downstairs WC
- Four good sized bedrooms
- Good sized family bathroom
- EPC grade D
- Council Tax Band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Lobby

A small entrance area which opens into the kitchen, with laminate flooring and a staircase to the first floor.

Cloackroom

2'8" x 2'7" (0.83 x 0.79)

Located just off the utility room, this cloakroom contains a low flush WC and a window to the front of the property.

Lounge

15'11" x 13'8" (4.87 x 4.18)

A good sized living space with laminate flooring, a window to the rear of the property, French doors to the garden as well as central heating.

Sitting Room

16'3" x 9'5" (4.97 x 2.88)

A second good sized lounge area with a bay window to the front of the property and a chimney breast with an ornamental recess.

Kitchen

19'1" x 10'0" (5.84 x 3.06)

A generously sized open plan kitchen with white ceramic 1.5 bowl, plumbing for a dishwasher and a window to the side of the property.

Utility Room

9'2" x 6'1" (2.81 x 1.87)

Located just off the kitchen this utility room contains, a single sink with a mixer tap, plumbing for a washing machine, a window to the rear as well as central heating and a gas boiler.

Landing

The first floor landing contains access to the loft.

Bedroom One

15'6" x 9'2" (4.74 x 2.80)

A good sized double bedroom with windows to side, front and rear of the property. This bedroom also contains the start of some partitioning to form an en-suite.

Bedroom Two

8'3" x 7'11" (2.53 x 2.42)

A second good sized double bedroom with a built in cupboard, laminate flooring and a window to the front of the property.

Bedroom Three

12'4" x 7'0" (3.76 x 2.14)

A good sized double bedroom with laminate flooring, a window to the front of the property and central heating.

Bedroom Four

9'7" x 7'8" (2.93 x 2.35)

A good sized bedroom with an open access and a step up to a dressing area, with a window to the rear.

Family Bathroom

5'5" x 7'9" (1.67 x 2.37)

Good sized family bathroom with a low flush WC, panelled bath and a separate open area with walk in shower.



Floor Plan

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR
559 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	82
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**