



Field Lane, Upton

£270,000



MARTIN & CO

Field Lane, Upton

House - Detached

4 Bedrooms, 1 Bathroom

£270,000

- QUIRKY & SPACIOUS THROUGHOUT
- MODERN KITCHEN AND BATHROOM WITH WHITE SUITE
- DOWNSTAIRS WC
- OFF STREET PARKING
- PRIVATE GARDEN
- COUNCIL TAX BAND B
- GARAGE CURRENTLY CONVERTED TO A GYM
- CLOSE TO LOCAL AMENITIES
- 360° INTERACTIVE VIDEO VIEWING AVAILABLE
- SOLD WITH NO ONWARD CHAIN

Stone built DETACHED PROPERTY with large GARAGE/OUTBUILDING with potential use as a gym - Maintaining some ORIGINAL FEATURES - Beautiful 4 BEDROOM home set in the popular village of Upton. SPACIOUS, VERSATILE accommodation with off street parking - private GARDEN



OVERVIEW

Situated in the centre of local amenities this four bedroom stone detached quirky cottage style house truly needs to be viewed to fully appreciate its individual style. Keeping some of its original features including exposed stone walls and beams, which add to its charm and character. Very spacious throughout with off street parking, garden and garage previously converted and used as a gym.

Briefly comprising:

Lower ground floor: Basement with utility area

Ground floor: Kitchen, Lounge, Dining area, WC, Bedroom, cloaks area.

First floor: Bathroom and three bedrooms.

Gas central heating with combi boiler and wood double glazed windows.

GROUND FLOOR

KITCHEN/BREAKFAST ROOM

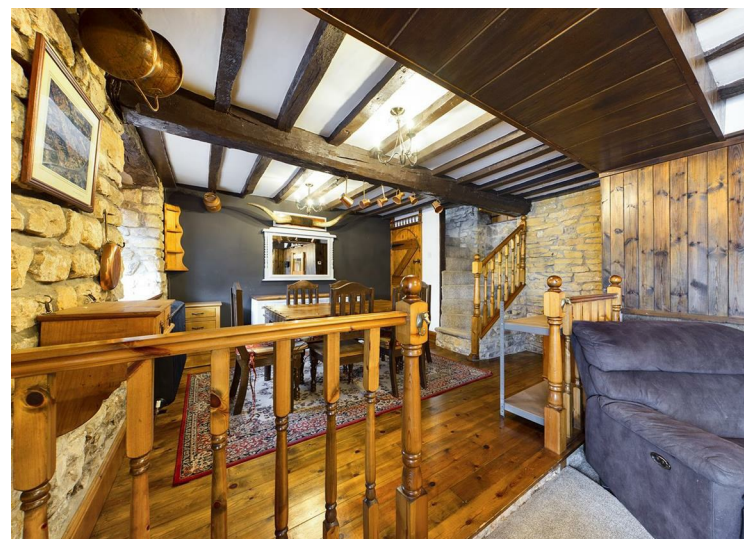
Beautiful spacious dining kitchen with French doors leading into the garden. Breakfast bar and further space for a dining table and chairs. In keeping with the style it has range of wooden wall and base units, roll edge work surfaces incorporating a Belfast sink inset into a wooden worktop and a stainless steel mixer tap. It has plumbing for a washing machine and comes with a dual fuel range cooker. There is space for a fridge freezer and a very useful cloaks area for coats and shoes. The floor is tiled and there are recess spotlights. Finished off with beautiful exposed beams and stone walls.

WC

White low flush WC with hand basin and exposed stone walls.

BASEMENT UTILITY ROOM

Steps from the kitchen lead down to a basement currently being used as a utility room. With lighting and electric and space for a dryer.



LIVING ROOM

Impressive room with exposed stone fireplace with ornamental stove. Stunning exposed stone walls and beams to ceiling, with window seats adding to the charm. Two large windows to front elevation and one window to side elevation. Stairs leading up to first floor. This spacious living room leads onto the dining area creating an impressive open plan living space.

DINING AREA

A step up from the living area and separated by a banister the dining area has a wooden floor, exposed beams and partial exposed stone walls. Window to front elevation. Stairs up to the main bedroom.

BEDROOM

Ground floor single bedroom with laminate flooring, built in wardrobe and cupboard. Window to side elevation.

FIRST FLOOR

MAIN BEDROOM

Spacious double bedroom with exposed beams and wall lights. This room can be accessed via another bedroom or via stairs leading up from the dining room. Dual aspect windows.

BEDROOM

Double bedroom with exposed beams, wall lights, window with window seat to front elevation. This room can be accessed from both the landing and the main bedroom.

BEDROOM

Double bedroom with exposed beams and partial exposed stone walls and laminate flooring. Built in storage cupboard, built in storage shelves, wall lights and dual aspect windows with window seats to front and side elevation.

BATHROOM

A spacious family bathroom with modern white suite. Jacuzzi bath incorporating chrome mixer tap with handheld shower

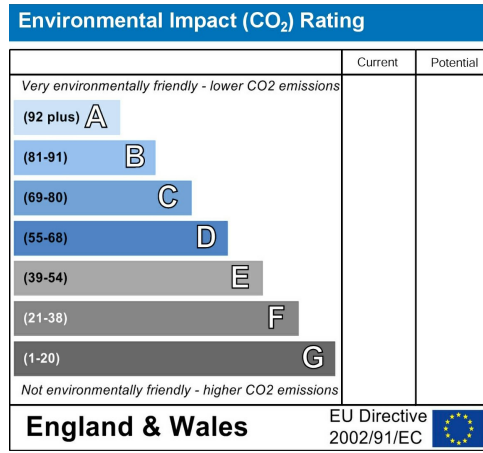
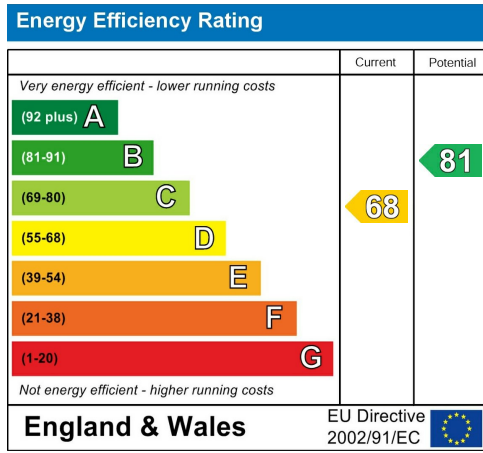
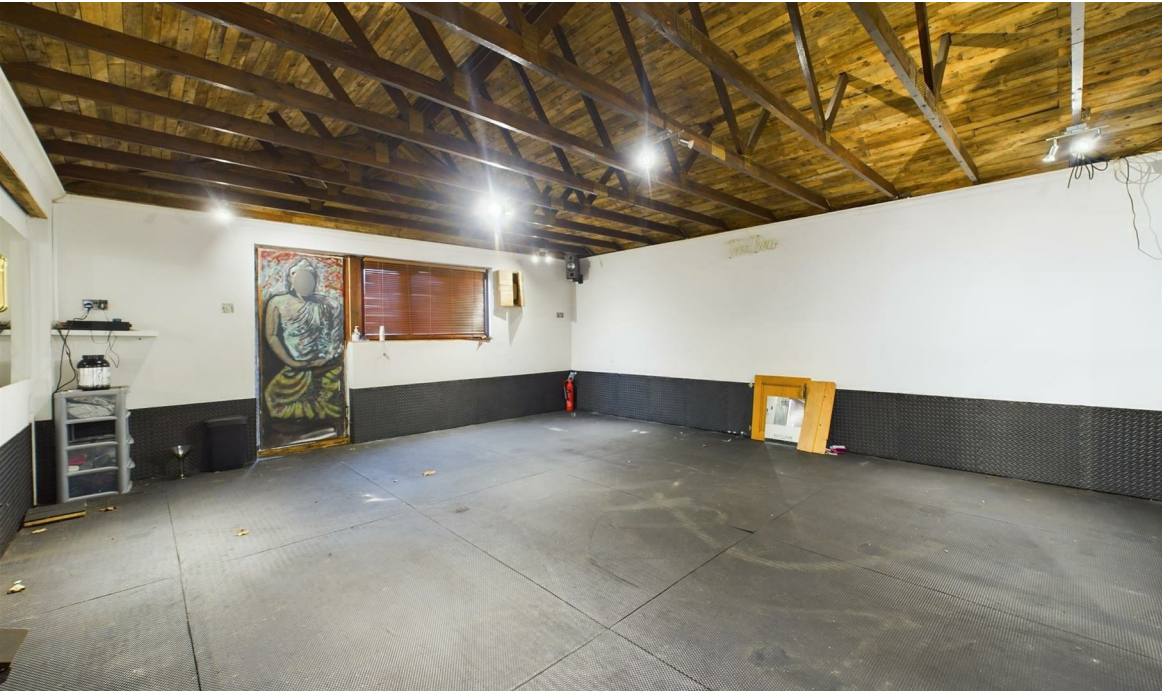
attachment. TV built into the wall. Separate shower cubicle with rainfall shower. Sink built into a vanity unit and mirror with lights over. Low level WC with cistern concealed in matching unit. Partial tiling to wall, shaving point, extractor fan and towel radiator. Window to rear elevation.

OUTSIDE

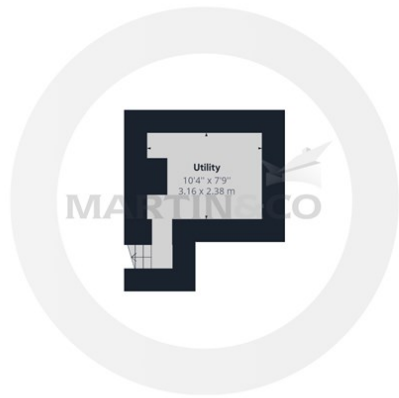
Accessed through French doors from the kitchen or through a gated entrance at the back of the property. Mainly block paved with a lawn. There is a large room converted from a garage to a gym. Summer house with lighting and electrics, and a shed for storage. This area also provides off road parking.

PHOTOS - AGENT NOTE

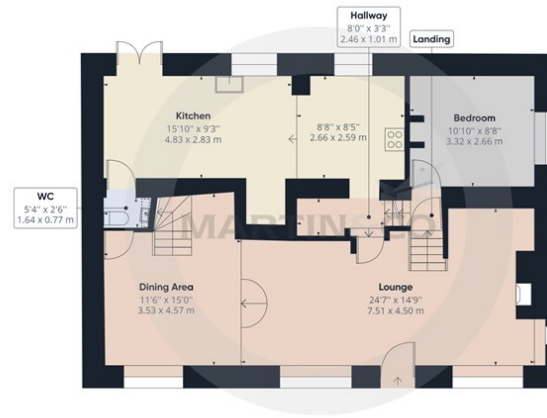
The photographs were taken prior to the current tenant's moving in.



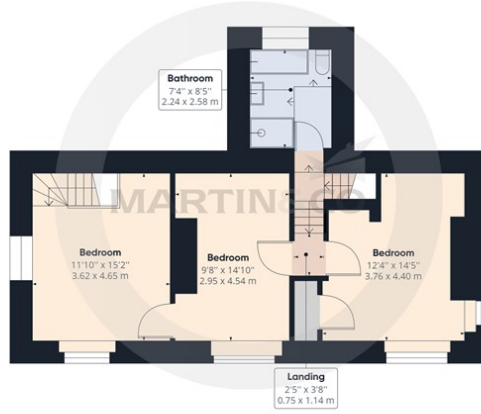




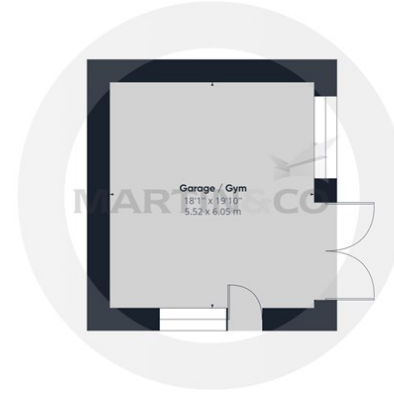
Floor -1 Building 1



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

1892.49 ft²

175.82 m²

Reduced headroom

2.01 ft²

0.19 m²

(1) Excluding balconies and terraces

☐ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Martin & Co Pontefract Sales
 5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
 01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

