



Richmond Road, Upton

£220,000


MARTIN & CO

Richmond Road, Upton

House - Detached

3 Bedrooms, 1 Bathroom

£220,000

- DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- LIVING ROOM, DINING KITCHEN AND CONSERVATORY
- THREE BEDROOMS AND FAMILY BATHROOM
- GARAGE AND OFF ROAD PARKING
- CONVENIENT FOR LOCAL SHOPS AND OTHER AMENITIES
- GOOD ROAD TRANSPORT LINKS TO A1/M62 NEARBY
- NO ONWARD CHAIN
- EPC Band E
- Council Tax Band B

DETACHED house with CONSERVATORY in a popular residential location. Close to local shops and other amenities, convenient road transport links. GARAGE and driveway parking, plus GARDENS to front and rear. NO ONWARD CHAIN.



ENTRANCE HALL

Approached via the driveway, the front door opens into a small entrance hall. Useful cloaks cupboard. Door into the living room.

LIVING ROOM

With bay window overlooking the front garden. Feature fireplace with painted surround. Stairs to the first floor. Door into the dining kitchen.

DINING KITCHEN

Set across the width of the house and with French doors opening into the conservatory. Fitted with a range of wall and base units with laminate work surfaces over. Built under electric oven and inset electric hob. Inset sink with mixer tap. Tiled splashback areas. Window to the rear elevation. Door to understairs cupboard.

CONSERVATORY

A conservatory with low wall. Double doors open into the rear garden.

LANDING

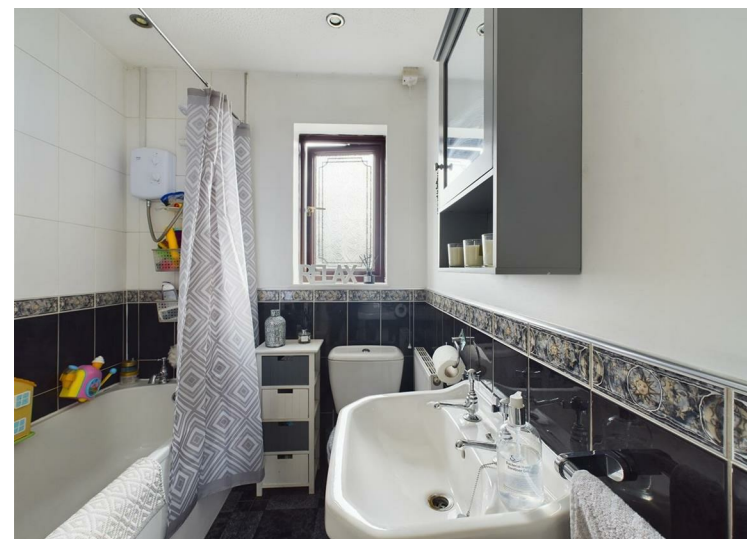
Stairs with white painted balustrade lead up to the first floor landing. Window to the side elevation. Doors to the three bedrooms and bathroom.

BEDROOM

The largest bedroom is situated at the front of the house, and has the benefit of a storage cupboard built over the bulkhead together with a built in wardrobe.

BEDROOM

Situated at the rear of the house.



BEDROOM

With window to the rear elevation.

BATHROOM

Fitted with a white suite comprising panelled bath with electric shower over. Pedestal basin and w.c. Half tiling throughout but fully tiled to the shower area. Obscure glazed window to the side elevation.

OUTSIDE

Benefitting from garage and driveway parking. Garage with pedestrian door to the rear.

The front garden is mainly laid to lawn with a small wall separating the driveway and path from the lawn area.

The enclosed rear garden has paved paths and terrace around the house, but is otherwise laid to lawn.

SERVICES ETC.

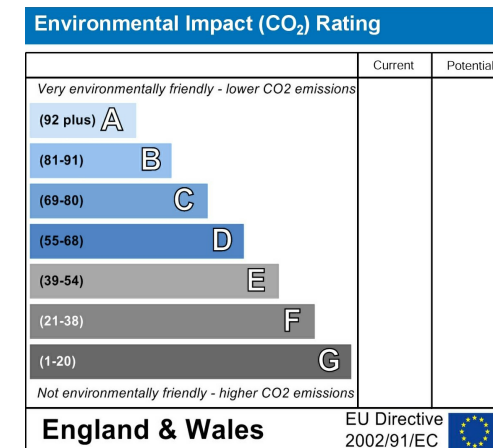
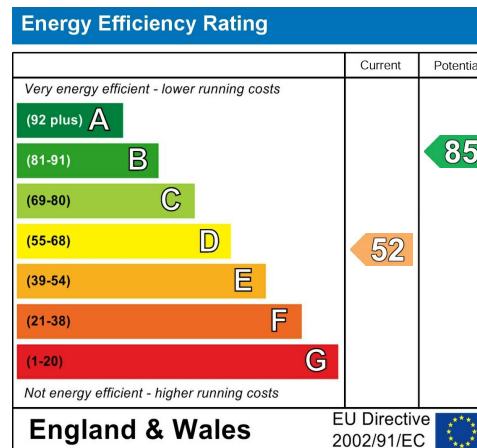
Freehold.

Double glazed throughout.

Gas central heating.

Mains electricity, water, drainage.

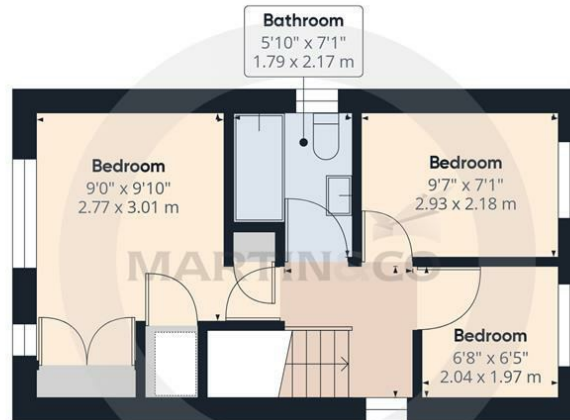
Council tax band B - Wakefield MDC







Floor 1



Floor 2

Approximate total area^m
757.24 ft²
70.35 m²

(1) Excluding balconies and terraces

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

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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.

