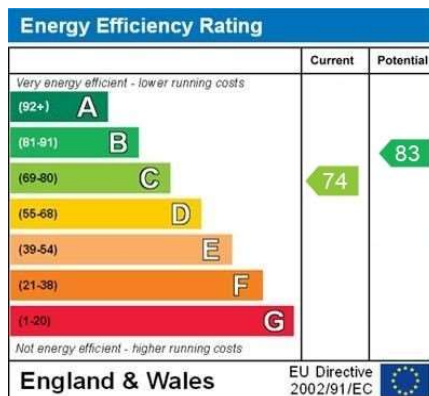


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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor; therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Grosvenor Avenue, Upton, WF9 1DQ Four Bedroom Detached **Offers in Excess of £325,000**

**Extended and Expansive Family Home : Modern Presentation Throughout
: Lounge, Dining Room and Sun Room : Modern Breakfast Kitchen with
Seperate Utility : Modern Bathroom and Large En-Suite To Master Bedroom
: Good Sized Garden with Sunny Positioned Patio : Multiple Off Street Parking
: Sought After Cul-De-Sac Location : Close to Local Amenities and Schools**

PROPERTY DETAILS

Enfields are delighted to offer for sale this immaculate four bedroom detached home situated within a popular residential area of Upton.

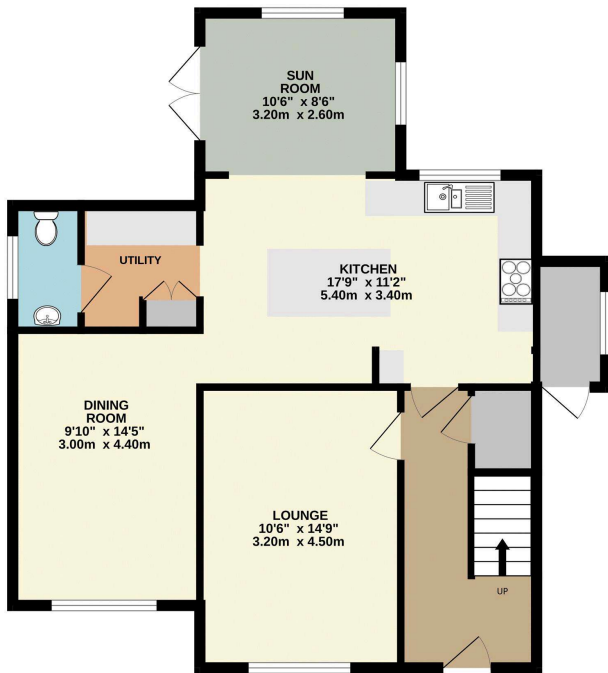
With modern presentation throughout, this family home is located close to a full range of local amenities found within Upton, surrounding towns and Junction 32 Outlet Village all of which have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property briefly comprises; to the ground floor, reception hallway, downstairs W/C, utility, modern kitchen, lounge, dining room and sun room. To the first floor; master bedroom with large modern en-suite and fitted storage, two further double bedrooms, a large single bedroom and a modern three piece family bathroom.

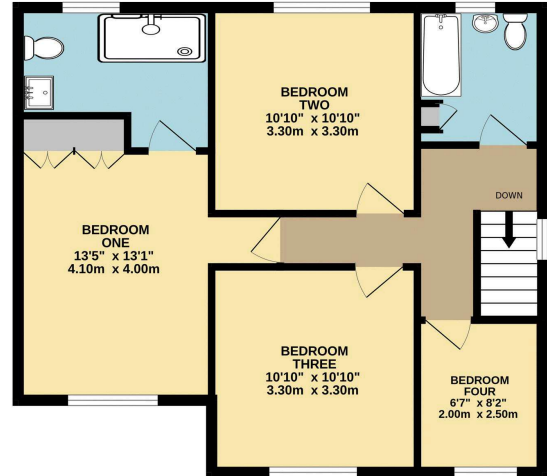
The property further benefits from having a good sized, sunny positioned garden with two patio areas which are ideal for outside entertaining. Multiple off-street parking is also provided by means of an expansive driveway. An internal viewing is highly recommended to appreciate what this family home has to offer. Further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.



TOTAL FLOOR AREA : 1416 sq.ft. (131.5 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.
Made with Metropix ©2024

Entrance Hall 14' 9" x 6' 7" (4.5m x 2m)

Composite door with opaque window panel to front aspect, gas central heating radiator, wood effect flooring throughout, useful under stairs storage cupboard, stairs leading to first floor landing and doors leading through to other rooms.

Lounge 14' 9" x 10' 6" (4.5m x 3.2m)

UPVC double glazed window to front aspect and a gas central heating radiator.

Kitchen 11' 2" x 17' 9" (3.4m x 5.4m)

Matching high and low level storage units with squared edge wood effect work surfaces and matching splash backs over, inset ceramic sink, half sink and drainer with chrome mixer tap, integrated five-ringed gas hob with extractor fan over, electric oven and grill beneath, space and plumbing for dishwasher, space for full size fridge freezer, wood effect flooring throughout, gas central heating radiator, UPVC double glazed window to rear aspect opening through to sunroom, utility and dining room.

Utility 6' 7" x 5' 11" (2m x 1.8m)

Matching high and low level storage units with squared edge wood effect work surfaces and matching splash backs over, useful large storage cupboard, space and plumbing for washing machine and tumble dryer, wood effect flooring, door leading through to downstairs W/C.

Downstairs W/C 6' 7" x 3' 7" (2m x 1.1m)

Two piece suite comprising of low level W/C with soft close mechanism, a hand wash basin mounted over vanity unit with chrome mixer tap, vinyl tiled effect flooring, recess spotlights, wall-mounted chrome gas central heating towel rail and a UPVC double glazed opaque window to side aspect.

Sun Room 8' 6" x 10' 6" (2.6m x 3.2m)

Wood effect flooring throughout, gas central heating radiator, recess spotlighting, UPVC double glazed windows to rear and side aspects, UPVC double glazed French doors leading to rear patio.

First Floor Landing

UPVC double glazed window to side aspect, gas central heating radiator, doors into other rooms and loft access including a pull down ladder.

Bedroom One 13' 1" x 9' 10" (4m x 3m)

UPVC double glazed window to front aspect, gas central heating radiator, built-in full length wardrobes and door leading through to en-suite.

En-suite 5' 7" x 9' 10" (1.7m x 3m)

Three piece suite comprising of low level W/C, a hand wash basin mounted over vanity unit with chrome mixer tap and a large walk-in mains fed thermostatic controlled shower, wall-mounted chrome gas heated towel rail, recessed spotlighting, UPVC double glazed opaque window to side aspect.

Bedroom Two 10' 10" x 10' 10" (3.3m x 3.3m)

UPVC double glazed window to rear aspect and gas central heating radiator.

Bedroom Three 11' 2" x 10' 10" (3.4m x 3.3m)

UPVC double glazed window to front aspect and gas central heating radiator.

Bedroom Four 8' 2" x 6' 7" (2.5m x 2m)

Wood effect flooring, gas central heating radiator, custom half wall panelling and a UPVC double glazed window to front aspect.

House Bathroom 7' 3" x 6' 7" (2.2m x 2m)

Three piece suite comprising of low level W/C with soft close mechanism, hand wash basin mounted over vanity unit with chrome mixer tap, a pannelled bath with overhead shower and handheld shower attachment, recessed spotlighting, vinyl tiled effect floor, wall-mounted chrome gas heated towel rail and a UPVC double glazed opaque window to rear aspect.

Outside

Front of the property having decorative pebbles to borders, hedging to boundaries, access to a secure outdoor store housing the boiler through a wrought iron gate, access to rear garden via a stone paved walkway through a timber gate. Rear garden being mainly laid to lawn having a stone patio area with timber sleepers and lighting to borders, ideal for seating and entertainment, timber fencing to boundaries, a purpose build timber shed and an additional stone patio area to the rear of the garden. Off-street parking is provided by means of a large, tarmacked driveway with space for multiple vehicles.

Property Particulars: D1