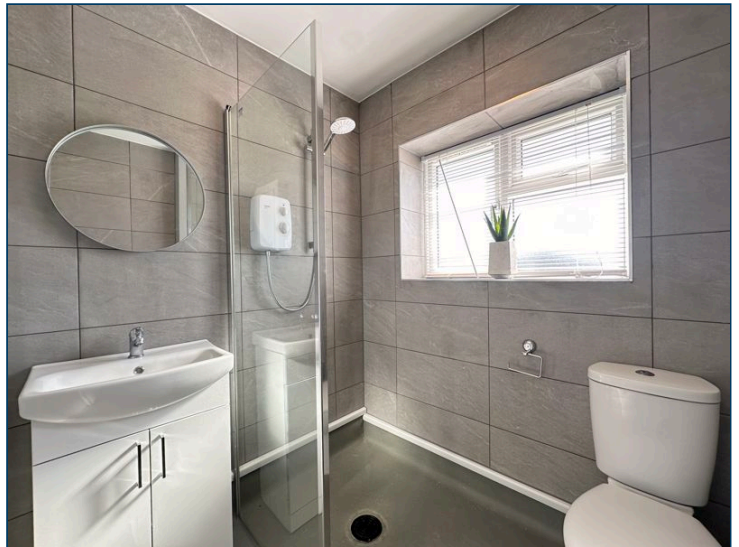
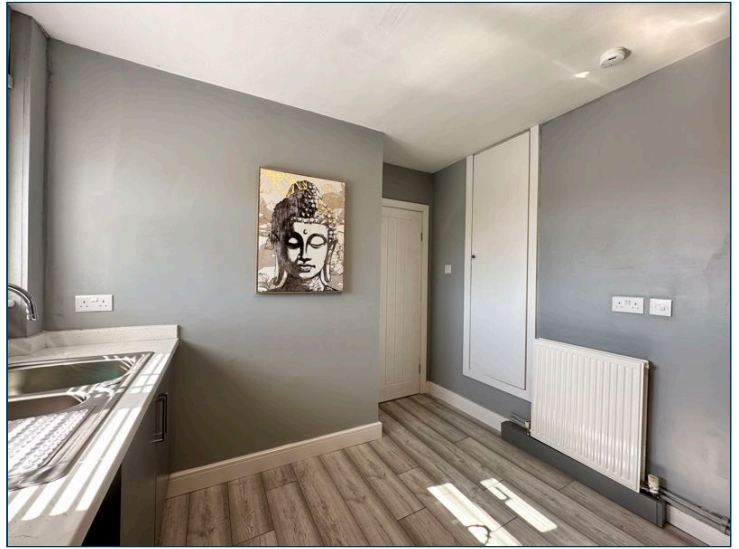


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

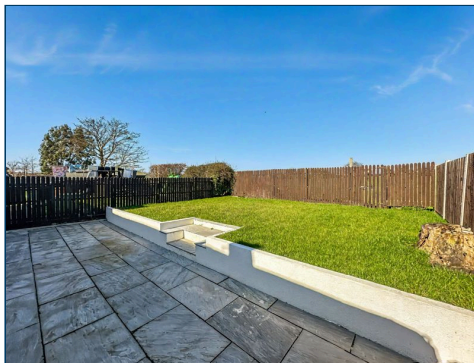
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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 Conveyancer 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Rose Avenue, Upton, WF9 1DR
Two Bedroom Semi-Detached Bungalow,
£170,000

**Fully Renovated Inside and Out : No Onward Chain : Lounge with French Doors
: Modern Kitchen with Integrated Appliances : Good Sized Bedrooms : New
and Modern Wet Room : Private Landscaped Garden with Indian Stone Patio :
Off Street Parking : Close Local Amenities and Public Transport**

PROPERTY DETAILS

Enfields are delighted to offer for sale this stunning fully renovated two bedroom semi-detached bungalow situated within a sought after residential area of Upton. This truly needs to be seen to appreciate the quality inside and out.

With modern presentation throughout, this family home is close to a full range of local amenities found within Upton, surrounding villages and Pontefract including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, Doncaster and Leeds.

This stunning, fully renovated two-bedroom bungalow in Upton is ready to move straight into and truly needs to be seen to appreciate the quality of the finish, inside and out.

The heart of the home is the brand new, high-spec kitchen, complete with a Bosch oven, integrated fridge freezer, sleek induction hob- designed with both style and functionality in mind. The spacious lounge features a newly installed gas log burner, creating a cosy focal point, with double French Doors opening out to a beautifully landscaped rear garden. The sunny aspect garden boasts a mix of large elegant Indian stone patio and lawn area that faces onto open parkland with a rear access gate to the parkland, perfect for relaxing and entertaining.

Both bedrooms are generously sized, complemented by a stylish, newly fitted wet room. Throughout the property, you'll find new carpets, contemporary laminate flooring, fresh decor, new internal doors, skirting boards and architraves- every detail thoughtfully updated.

Externally, the home continues to impress with a freshly rendered frontage, new fascia's and gutters and a private driveway offering off-road parking.

The immaculate bungalow is the perfect blend of modern comfort and thoughtful design. Viewing it is highly recommended to appreciate everything it offers fully. Freehold: Energy Performance Rating D: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

Entrance Hallway

Enter through composite door with double glazed opaque window panel to front aspect. Laminate wood affect flooring. Gas central heated radiator, loft access and doors leading into other rooms.

Breakfast Kitchen 9' 6" x 11' 2" (2.90m x 3.40m)

Matching high and low level storage units with laminate square edged work surfaces and matching splashbacks. Inset stainless steel one and a half sink with draining board and chrome mixer tap. Integrated four ring electric Hisense hob with extractor fan hood over and brand new Bosh oven and grill beneath. Integrated full size fridge freezer. Space and plumbing for washing machine. Laminate wood affect flooring, gas central heated radiator and UPVC double glazed window to front aspect. Storage cupboard housing the boiler.

Bedroom One 10' 6" x 11' 10" (3.20m x 3.60m)

Gas central heated radiator and UPVC double glaze window to rear aspect.

Bedroom Two 9' 6" x 7' 10" (2.90m x 2.40m)

Gas central heated radiator and UPVC double glaze window to front aspect

Lounge/Dining Room 10' 2" x 15' 9" (3.10m x 4.80m)

Gas central heated radiator and laminate wood affect flooring. Feature log burner and UPVC double glazed windows and French doors leading to rear garden.

Wet Room

Three piece suite comprising of a low level W/C and handwash basin mounted over vanity unit with chrome mixer tap. Electric shower. Tiled walls, wall mounted gas central heated radiator and UPVC double glazed opaque window to front aspect.

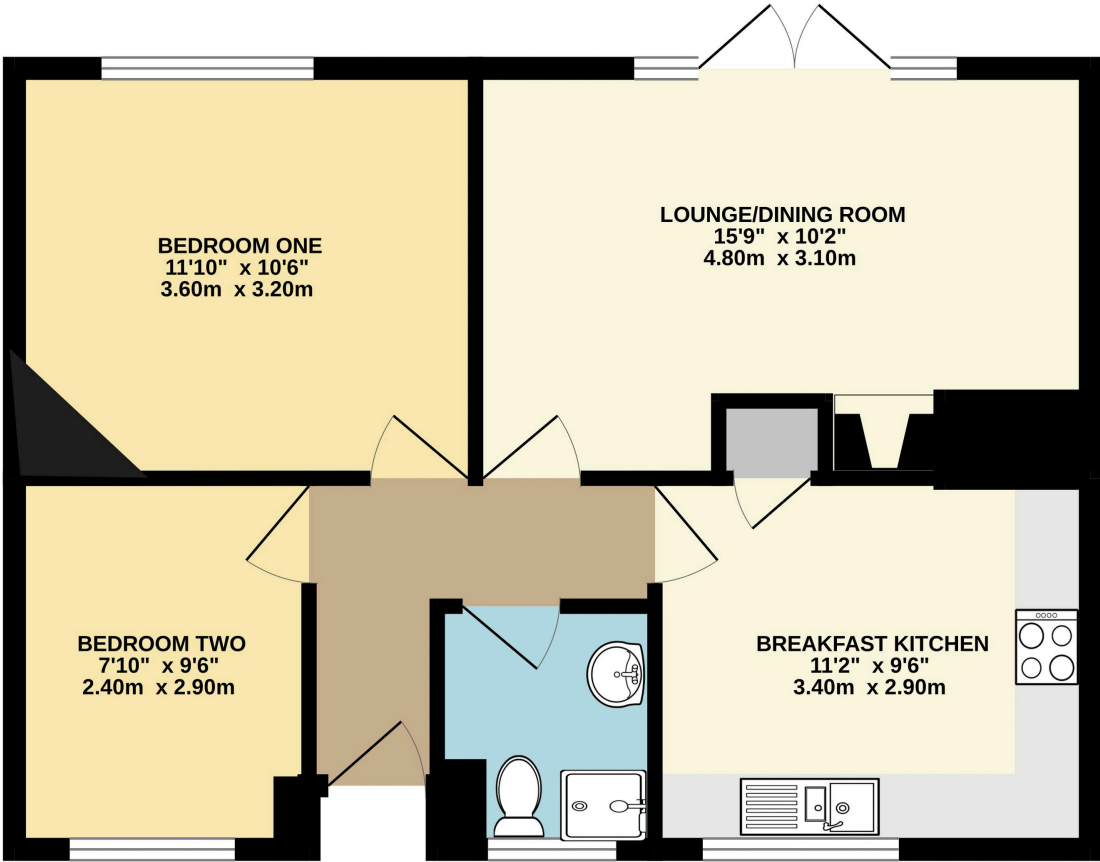
Outside

Front of the property has a garden which is mainly laid to lawn with timber fencing to boundaries. Rear garden accessed via side of property through a timber gate and having a large Indian stone patio area with steps leading up to a raised garden which is mainly laid to lawn and timber fencing to boundaries. Stone & pebbled driveway providing off street vehicle parking.

Property Particulars D1

FLOOR PLANS

GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 529 sq.ft. (49.1 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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