

Tom Wood Ash Lane, Upton Pontefract WF9 1LJ

Welcome to

Tom Wood Ash Lane, Upton Pontefract

GUIDE PRICE £130,000 - £135,000 THREE bedroom semi-detached home ideal for FIRST TIME BUYERS located in Upton!! Externally the property has a DRIVEWAY to the front with GARDENS to the front and rear!













Entrance Hall

A timber door opening to a small hallway, stairs to the first floor and a door to the lounge.

Lounge

13' 3" x 12' 2" (4.04m x 3.71m)

With a UPVC double glazed window to the front aspect and electric radiator.

Kitchen

9' 2" x 9' 4" (2.79m x 2.84m)

With wall and base units with work surfaces over, a stainless steel sink, electric hob and oven, extractor fan, electric radiator and a UPVC double glazed window to the rear aspect.

Shower Room

A suite consisting of a low level flush WC, wash hand basin, shower and extractor fan.

Back Porch

With tiled floors and glass doors to the garden.

Bedroom One

15' 2" x 10' 10" (4.62m x 3.30m)

With a UPVC double glazed window to the front aspect and electric radiator.

Bedroom Two

12' 3" x 8' 3" (3.73m x 2.51m)

With a UPVC double glazed window to the rear aspect. Cupboard housing hot water tank and immersion heater.

Bedroom Three

8' 11" x 7' 1" (2.72m x 2.16m)

With a UPVC double glazed window to the rear aspect.

Front Garden

Driveway leading to garage, stone laid and wall boundary.

Rear Garden

Fenced surround with access to the driveway, split level and a laid lawn.





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- ***GUIDE PRICE £130.000 £135.000***
- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Garage & Driveway
- **Ideal First Time Buyers**

Tenure: Freehold EPC Rating: G

Council Tax Band: A

guide price

£130,000 - £135,000







Clayton Ave Sheepwalk Ln Barnsdale Way Coogle Map data @2025

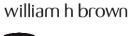
Please note the marker reflects the postcode not the actual property

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Property Ref: PON119139 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only)

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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