



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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Welcome to

Tom Wood Ash Lane, Upton Pontefract

- ***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



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119139 - 0002

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