



**Barnsdale Way
Pontefract, WF9 1LS**

Guide Price £140,000

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MAIN FEATURES:

- Semi Detached Bungalow Benefitting from No Onward Chain
- Fitted Kitchen
- Lounge/Diner
- Conservatory
- Two Bedrooms & Modern Shower Room/WC
- Low Maintenance Rear Garden
- Ample Off Road Parking with Carport & Garage

Ideally located in the serene Barnsdale Way of Upton, this semi-detached bungalow offers a perfect blend of comfort and convenience. Boasting a fitted kitchen, spacious lounge/diner, and a delightful conservatory, it invites you to unwind in its inviting spaces. With two bedrooms and a modern shower room, this home caters to both relaxation and practicality. The property's allure extends to its low-maintenance rear garden, featuring artificial grass and a serene patio, ideal for leisurely afternoons or entertaining guests. Ample off-road parking includes a carport and garage, ensuring convenience for multiple vehicles. Situated in a sought-after residential area, residents benefit from a peaceful neighbourhood ambiance while enjoying proximity to local amenities and excellent transport links. Upton offers a vibrant community spirit with nearby schools, shops, and recreational facilities, making it an ideal choice for families or retirees seeking a tranquil yet accessible location. While the home requires updating, it presents a rare opportunity for buyers to customize and modernize according to their preferences, free from the constraints of a chain. Don't miss out on this chance to create your dream home in one of Upton's most desirable locations.

MEET THE TEAM



Tom Cranenburgh



Lewis Foster



Ruby Richards



Ray Aguirre

**We are here to help with any questions
or information you need.**

**Are you looking for a solicitor or mortgage?
We can help arrange an appointment - Get in touch.**



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

CHAIN BREAKER SERVICE:

This property comes with a Part-Exchange Option. If your current property isn't selling, ask us about Part-Exchange.

PAPERWORK READY:

Legal documents have been prepared for this property to prevent avoidable delays.

Viewings: By appointment. For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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