



2 Hill Estate, Upton, Pontefract, WF9 1HT

For Sale – 3 Bedroom Semi-Detached Home | Hill Estate, Upton

A fantastic opportunity to purchase this 3-bedroom semi-detached home on Hill Estate in Upton, offering huge potential to create a wonderful family home or investment opportunity.

The property briefly comprises a spacious kitchen, a comfortable lounge, three well-proportioned bedrooms, and a family bathroom.

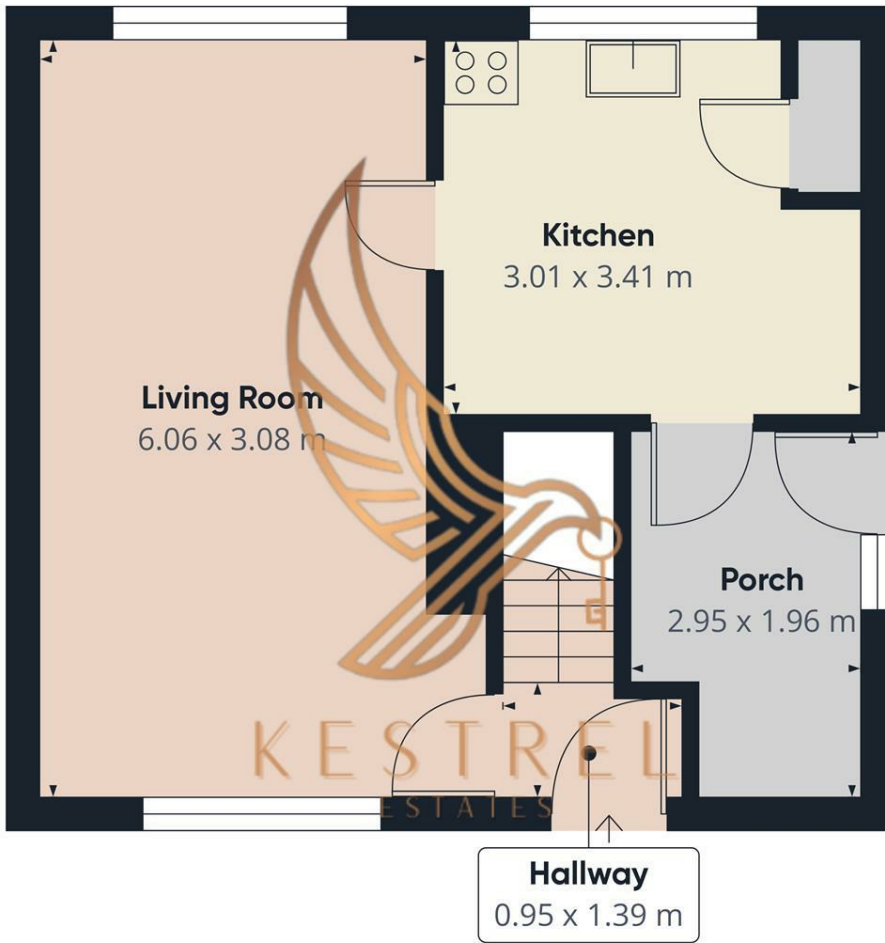
With plenty of scope to modernise and add value, this home is ideal for first-time buyers looking to get onto the property ladder or investors seeking their next project.

Popular residential location
Great potential throughout
Ideal for first-time buyers & Investors

Early viewing is highly recommended — get in touch for more information or to arrange a viewing.

- NO CHAIN
- 3 Bed Semi-Detached
- Spacious Kitchen
- Exceptional Sized Lounge
- 3 Bedrooms
- Family Bathroom
- So Much Potential
- Close to Shops, Schools & Amenities

£140,000



Approximate total area[®]
38.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	