



**Old Farm Way, Upton PONTEFRACT WF9 1JH**



**Welcome to**

**Old Farm Way, Upton PONTEFRACT**

\*\*\*GUIDE PRICE £290,000- £300,000\*\*\* Four bedroom detached home, open plan kitchen diner, large sunroom, downstairs WC, and utility room, double driveway for multiple cars and attached garage, Landscaped rear garden.



### **Entrance Hall**

A composite front entrance door, under stairs storage cupboard, laminate flooring and a gas central heating radiator.

### **Wc**

With a low level flush WC, wash hand basin, gas central heating radiator and a window to the rear aspect.

### **Lounge**

10' 3" x 16' 10" ( 3.12m x 5.13m )

With a bay window to the front, electric fire and surround, laminate flooring and a gas central heating radiator.

### **Kitchen**

9' 8" x 19' 5" ( 2.95m x 5.92m )

A fitted kitchen consisting of wall, base and drawer with work surfaces over, double oven, induction hob, sink and half with drainer, integrated fridge freezer, integrated dishwasher, breakfast bar, wall mounted radiator, tiled splash back, window to the front and French doors to rear garden.

### **Utility Room**

5' 5" x 6' 4" ( 1.65m x 1.93m )

With wall, base and drawer units with work surfaces over, laminate flooring, washing machine, a gas central heating radiator and a UPVC door to the rear,

### **Conservatory**

10' 2" x 9' 5" ( 3.10m x 2.87m )

With laminate flooring, spotlights to the ceiling, a gas central heating radiator and doors opening onto the decking and seating area.

### **Landing**

With a gas central heating radiator and loft hatch.

### **Bedroom One**

13' 8" x 14' 2" ( 4.17m x 4.32m )

With a window to the front, built in wardrobes and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin, shower, extractor fan and a window to the front aspect.

### **Bedroom Two**

9' 11" x 9' 5" ( 3.02m x 2.87m )

With a window to the front aspect, built in wardrobe and a gas central heating radiator.

### **Bedroom Three**

7' 11" x 13' ( 2.41m x 3.96m )

With a window to the rear and a gas central heating radiator.

### **Bedroom Four**

7' 5" x 8' ( 2.26m x 2.44m )

With a window to the rear and a gas central heating radiator.

### **Shower Room**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle, tiled floors and walls, spotlights, gas central heating radiator and a window to the rear.

### **Front Garden**

Double driveway for multiple cars and attached garage.

### **Rear Garden**

Decked and paved patio seating areas, planters, lawn and fence surround.



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## **Old Farm Way, Upton PONTEFRACT**

- \*\*\*GUIDE PRICE £290,000- £300,000\*\*\*
- Four Bedroom Detached House
- Downstairs WC
- Ensuite To Master Bedroom
- Large Sunroom

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

guide price

**£290,000 - £300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118021 - 0007

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