

## 62 Hill Estate, Upton, Pontefract, WF9 1HU

This three-bedroom semi-detached home presents an excellent opportunity for first-time buyers, young families, or investors looking to create a home tailored to their own tastes and requirements.

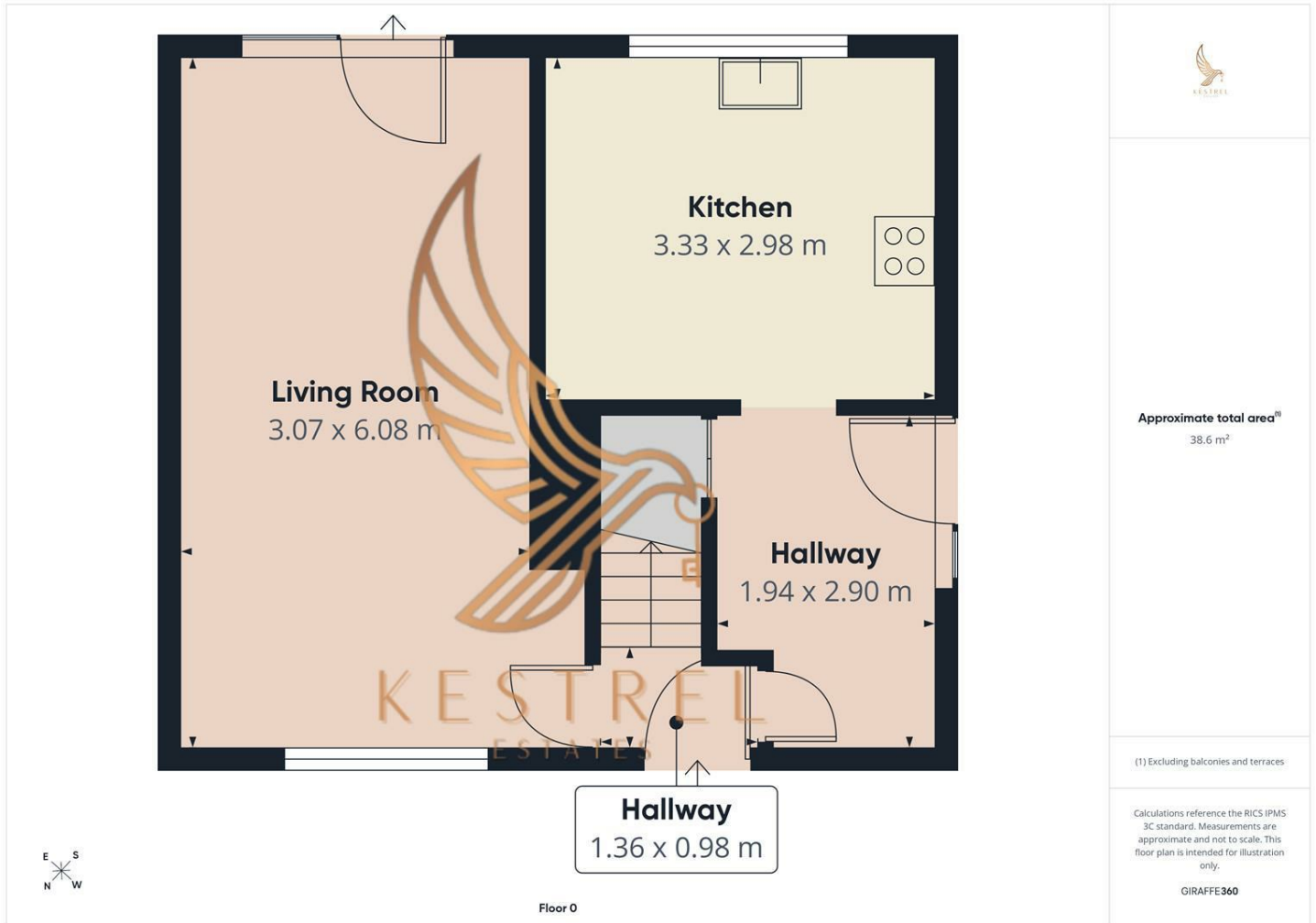
Situated in the popular village of Upton, the property offers well-proportioned accommodation throughout, including a spacious entrance hallway, a generous lounge ideal for relaxing and entertaining, and a fitted kitchen with ample space.

To the first floor are three good-sized bedrooms and a family bathroom, providing practical living space for growing families. Externally, the property benefits from a detached garage and gardens to the front and rear, adding further appeal and convenience.

Constructed using the sought-after Wimpey No-Fines method, this home offers a fantastic opportunity to put your own stamp on a property and add value over time. Conveniently located close to local amenities, schools, and transport links, early viewing is highly recommended to appreciate the potential on offer.

- 3 Bedroom Semi Detached Home
- Perfect for First Time Buyers/Families
- Spacious Lounge
- Kitchen with an Expanse of Wardrobes
- Detached Garage
- Gardens to front & Rear
- Close to Schools & Amenities
- Must See

£140,000



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