



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Beacon Drive, Upton, Pontefract, WF9 1EF

Offers Over £195,000

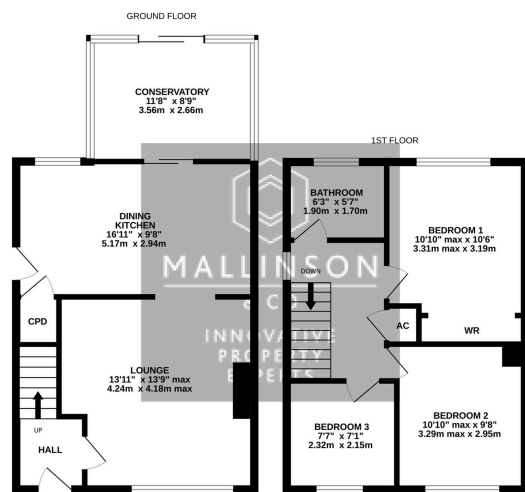
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- DETACHED
- 3 BEDROOMS
- LOUNGE WITH MULTI FUEL BURNER
- DINING KITCHEN
- CONSERVATORY
- DETACHED GARAGE, DRIVEWAY & CAR PORT
- GARDENS TO FRONT & REAR
- CUL DE SAC LOCATION
- FURTHER DEVELOPMENT POTENTIAL
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TRANSPORT LINKS



TAKE A LOOK AT THIS – A FANTASTIC DETACHED HOME WITH ENDLESS POTENTIAL ... LOCATED IN A SMALL CUL-DE-SAC POSITION IS THIS WELL-PRESENTED THREE-BEDROOM DETACHED FAMILY HOME, OCCUPYING A GENEROUS PLOT WITH EXCELLENT OUTDOOR SPACE, AMPLE OFF-STREET PARKING, A DETACHED GARAGE AND A WONDERFUL OPEN-PLAN DINING KITCHEN WITH CONSERVATORY BEYOND. IDEALLY SUITED TO THE FAMILY PURCHASER, COUPLE OR DOWNSIZER, THE PROPERTY ENJOYS A HIGHLY CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES, SCHOOLING AND COMMUTER LINKS, WHILST OFFERING FURTHER POTENTIAL TO PERSONALISE AND ENHANCE.



TOTAL FLOOR AREA: 887 sq.ft. (82.4 sq.m) approx.
While every effort has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The client is advised to verify all measurements and details with the seller for their prospective purchase. The information herein is for guidance only and does not constitute an offer or guarantee as to the quality or efficiency of the property. Measurements are for guidance only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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