

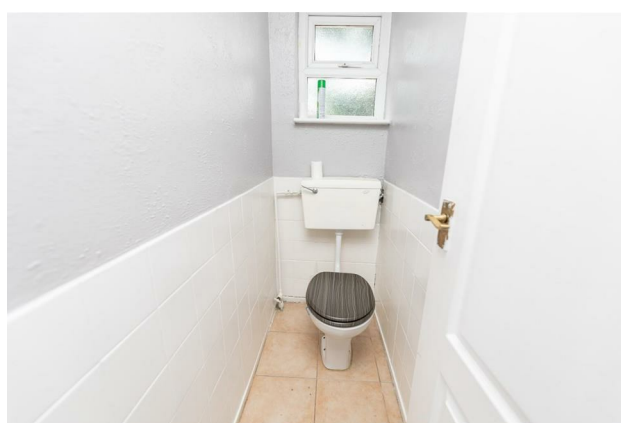
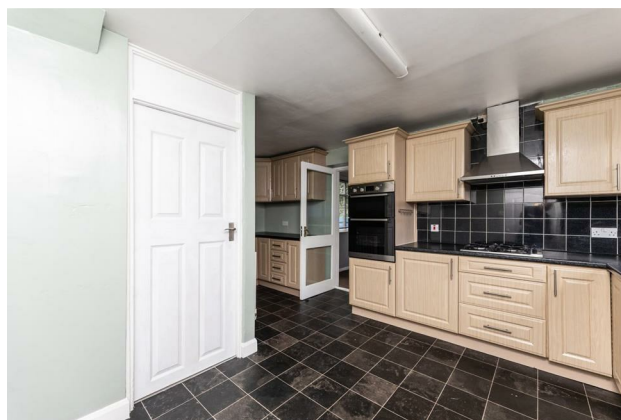
HUNTERS®

HERE TO GET *you* THERE

27 Hill Estate, Upton, WF9 1HT

£125,000

Property Images



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Floorplan

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	68	83
(81-91) B		
(69-80) C		
(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

Map



Details

Type: House - Semi-Detached Beds: 4 Bathrooms: 2 Receptions: 1
Tenure: Freehold

HUNTERS are delighted to introduce to the market this substantial 4 bedroom semi detached property based in the village of Upton just on the outskirts of Pontefract. Currently tenanted and bringing in a good yield (please contact the office for more information) this could be your next investment. Briefly comprising; living room, dining kitchen, further reception room, downstairs wc, 4 bedrooms and family bathroom viewing is essential to appreciate the space and style of property we have on offer. Please note this property is sold with tenant in situ.

THE SETTING:

Upton is a charming village located in Pontefract known for its friendly community atmosphere. The area features a mix of traditional and modern homes, surrounded by green spaces that invite outdoor activities. Upton's close proximity to local amenities and schools makes it an ideal place for families and individuals alike, fostering a welcoming environment for all residents.

THE PROPERTY:

This property sold with tenants in situ features a modern dining kitchen with a range of base and wall units with wood effect shaker style doors and chrome handles, there is space for a dining table. The living room is spacious with a large window and feature fireplace. There is a further reception room to the side which could be used as a space to work from home or a formal dining room. Completing the ground floor is a cloakroom with handwash basin and wc. Upstairs are four good sized bedrooms and house bathroom with a stylish P shaped bath with shower over, curved glass screen, handwash basin, wc and feature shower panelling.

OUTSIDE SPACE:

To the front of the property is a pleasant garden with lawn area and mature hedges. To the rear is an enclosed 2 tier garden with patio area excellent for entertaining during the summer months

In summary this is a great investment for buy to let landlords, call the office for more information about the tenancy.

AGENTS NOTE

The images shown were taken prior to the current tenancy and should be used for guidance only, as internal condition may vary. To ensure complete transparency, a physical viewing is required before any offers can be accepted or considered by the seller.

Features

- SEMI DETACHED PROPERTY • 4 BEDROOMS • GREAT LOCATION • SPACIOUS ROOMS THROUGHOUT • SOLD WITH TENANT IN SITU • CLOSE TO LOCAL AMENITIES • FRONT AND REAR GARDEN • EPC RATING D • COUNCIL TAX BAND A • FREEHOLD