Park Row

The proactive estate agent



Orchid Crest, Upton, Pontefract, WF9 1NT

Offers Over £200,000

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Situated in the ever-popular village of Upton, this well-presented three-bedroom detached home, which has been recently decorated, offers an excellent opportunity for a wide range of buyers and is offered to the market with no onward chain.

Ready to move straight into, the property has been maintained to a lovely standard and provides comfortable, versatile living accommodation throughout. Externally, the home benefits from front and rear gardens, a private driveway, and a separate garage, adding both practicality and appeal for families, downsizers, and professional buyers alike.

Positioned within a desirable residential setting, the property enjoys convenient access to a range of local amenities, including well-regarded schools, shops, public houses, and excellent motorway networks, making it ideal for commuters and those seeking village living with everyday convenience.

Whether you are looking for your next family home, a peaceful village location, or a property you can move straight into without delay, this home is sure to attract strong interest.







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Entry
3'1" x 5'8" (0.93 x 1.73)
Access to downstairs WC and the living room. Tiled effect flooring. Central heated radiator UPVC double glazed window to the side.

WC
2'7" x 5'8" (0.79 x 1.72)
WC with low level flush. Wash hand basin with chrome taps. Tiled effect flooring. Central heated radiator UPVC double glazed frosted window to the front elevation.

Living Room
14'4" x 15'6" (4.37 x 4.73)
Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Kitchen Diner
14'4" x 8'3" (4.37 x 2.52)
Modern range of high and low level base units with integrated appliances including oven with electric hob and extractor hood over. Space for a fridge/freezer. Option to reconnect plumbing for washing machine. Stainless steel sink with drainer and chrome tap over. UPVC double glazed French door leading to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear.

Landing
5'9" x 7'8" (1.74 x 2.34)
Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.

Bedroom One
8'3" x 13'3" (2.52 x 4.05)
Carpeted throughout. Central heated radiator UPVC double glazed window to the front.

Bedroom Two
7'12" x 10'6" (2.43 x 3.20)
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

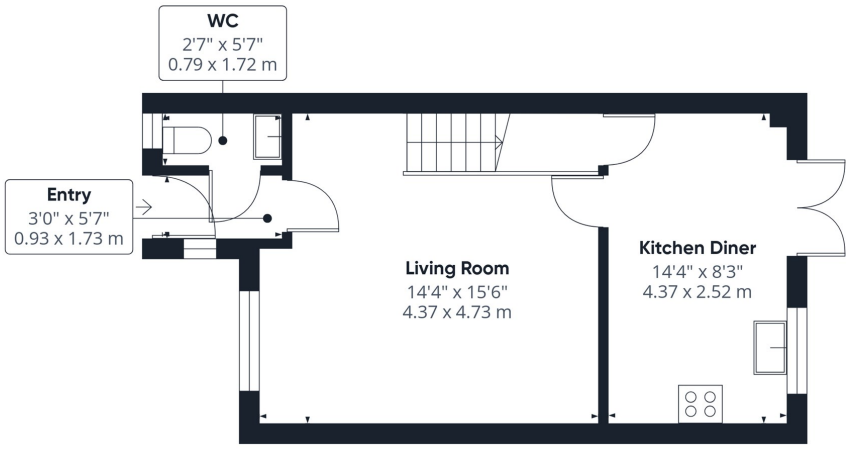
Bedroom Three
5'9" x 7'2" (1.76 x 2.19)
Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bathroom
6'2" x 5'7" (1.89 x 1.69)
White suite comprising of wash hand basin with chrome taps. WC with low level flush. Panel bath with chrome taps, shower screen and mains feed shower. Extractor fan. Tiled effect flooring. UPVC double glazed frosted window to the rear elevation.

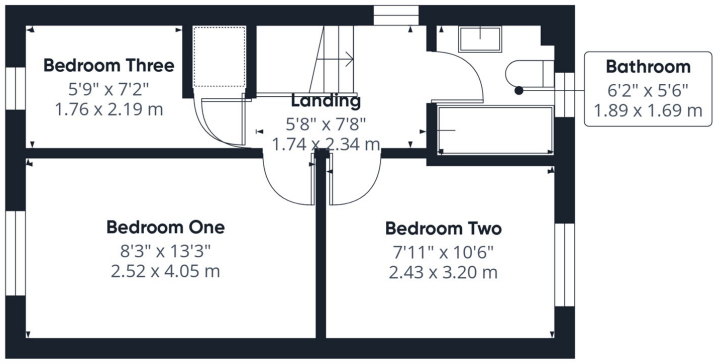








Floor 0



Floor 1

Approximate total area(1)

678 ft²

63 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.

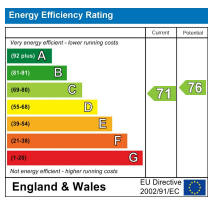
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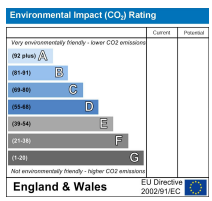
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