



Ulverton, Upperthorpe Road, Westwoodside, DN9 2AQ

**FOR SALE BY PUBLIC AUCTION (ONLINE) ON 25th FEBRUARY 2026
in conjunction with Mark Jenkinson (part of Eddisons Group)**

- A traditional 2 Bedroom Detached Bungalow occupying a non-estate village location in the well regarded Upperthorpe Hill area of Westwoodside
- Gas central heating
- PVCu Double Glazing
- Garage
- Deep rear garden
- The property has suffered from structural movement and is being 'sold as seen'

Accommodation (room sizes approx. only.)

ENTRANCE HALL with radiator, PVCu entrance door and airing cupboard.

LOUNGE (6.0m x 3.63m) a twin aspect room with PVCu double glazing, modern fireplace with coal effect electric fire and two radiators.

KITCHEN (3.40m x 3.0m) including fitted base and wall cupboards with work tops and 1½ bowl sink. Radiator, freestanding fridge, freezer, cooker and washing machine. PVCu double glazed window and gas central heating boiler.

REAR PORCH being PVCu double glazed.

CLOAKROOM (2.30m x 1.5m) with cabinet wash hand basin and wc. Built in storage cupboard, radiator and PVCu double glazed window.

BEDROOM 1 (3.80m x 3.0m) including radiator, rear facing PVCu double glazed window and fitted wardrobes/bedroom furniture.

BEDROOM 2 (3.26m x 3.0m) with radiator, two PVCu double glazed windows and fitted wardrobes/bedroom furniture.

BATHROOM (2.46m x 1.75m) having aqua boarded walls, wc, wash basin and shower cubicle. Towel radiator and PVCu double glazed window.

OUTSIDE

Front garden with driveway and parking space. Attached brick and tiled **GARAGE** (5.0m x 3.0m)

Rear garden including timber garden shed and summerhouse.

SERVICES (not tested)

- Mains water, electricity, drainage and gas
- Gas central heating to radiators.
- No services or appliances tested.
- Sold as seen

LOCAL AUTHORITY

North Lincolnshire Council

COUNCIL TAX Band 'C' (on-line enquiry)

TENURE Freehold.

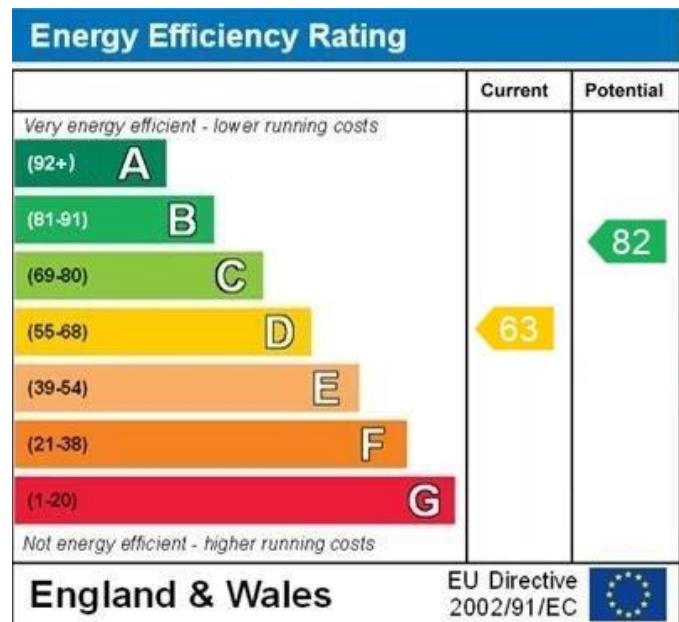
VIEWING

Strictly by prior appointment through Grice & Hunter 01427 873684

AUCTIONEERS

Mark Jenkinson and Son
0114 276 0151

sheffield@propertyauctions.eddisons.com







All measurements are approximate and for display purposes only. © The Square Space M2
www.thesquarespacem2.com

**23 High Street, Epworth,
Near Doncaster DN9 1EP**
Tel: (01427) 873684
epworth@gricehunter.co.uk

**7 Priory Place,
Doncaster DN1 1BL**
Tel: (01302) 360141
doncaster@gricehunter.co.uk

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.