



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Offers In Excess Of  
£215,000



**LOGIC**  
REAL ESTATE

St. Georges Close  
Upton  
Pontefract  
WF9 1FT



Modern Three-Bedroom Semi-Detached Home – Sought-After Upton Location Situated in a newly built and highly desirable development in the charming village of Upton, this well-presented three-bedroom semi-detached home offers contemporary living with exceptional convenience. Finished to a high standard throughout, the property features neutral décor, quality fixtures and fittings, and a thoughtfully designed layout that will appeal to a range of buyers, from first-time homeowners to growing families and commuters.

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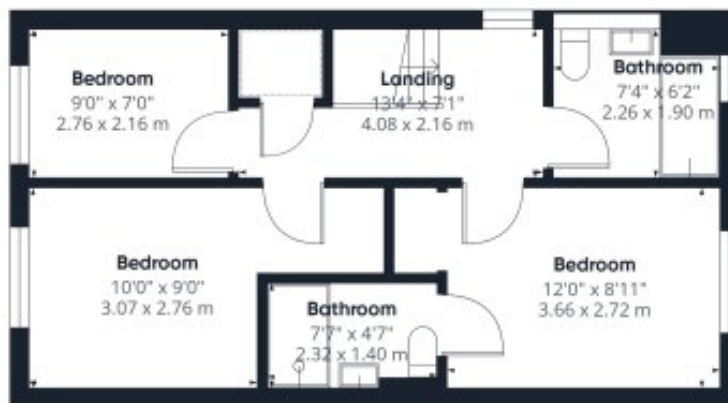
cupboard housing utility store. And access door into the WC and opening into the lounge. WC Low-level flush WC, hand wash basin with a mixer tap and integrated cupboard below, gas central heated radiator, extractor fan and spotlights to the ceiling. Utility cupboard With a Plumbing for washing machine. Lounge With bifold doors to the rear elevation and fitted blinds gas central heated radiator. Landing With a gas central heated radiator and a UPVC double glazed window to the side elevation loft access and storage cupboard. Bedroom one UPVC double glazed window to the front elevation. Gas central heated radiator. Bedroom two UPVC double glazed window to the rear elevation a gas central heated radiator, access door into the ensuite bathroom. Ensuite Shower cubicle with a chrome waterfall shower attachment. Sink with a mixer tap and vanity cupboard below. Toilet with a low-level flush. Tiling to the walls shaver point and a chrome heated towel radiator. Bedroom three UPVC double glazed window to the front elevation and a gas central heated radiator. Garden A lawned garden and a side driveway with a EV electric charger.







Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

935 ft<sup>2</sup>

86.8 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.2 m<sup>2</sup>

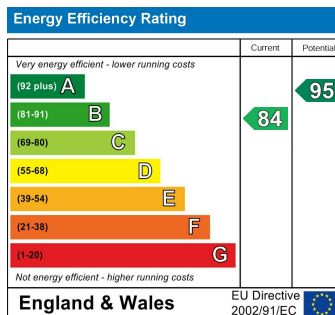
(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360



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