



**Barnsdale Way, Upton Pontefract WF9 1LS**



## Welcome to

### Barnsdale Way, Upton Pontefract

\*\*\*GUIDE PRICE £180,000 - £190,000\*\*\* A neatly presented three-bedroom semi-detached bungalow in Upton, offering a kitchen, a lounge flowing into the dining room, three double bedrooms, and a modern bathroom. Outside, you'll find a front garden with driveway plus an enclosed, low-maintenance garden.



**Hall**

With access to the boarded loft.

**Lounge**

15' 10" x 10' 11" ( 4.83m x 3.33m )

With a window to the front, marble fire place, coving and a gas central heating radiator.

**Dining Room**

With a gas central heating radiator, storage cupboard and open into lounge.

**Kitchen**

12' 5" x 8' 10" ( 3.78m x 2.69m )

A fitted kitchen consisting of wall, base and drawer units with tiled work surfaces over, sink and drainer, integrated electric oven and hob, extractor hood, breakfast bar, space for fridge freezer, washer, small dryer, door to the side, window to the side and front and tiled flooring.

**Conservatory**

11' 2" x 9' 4" ( 3.40m x 2.84m )

Constructed under UPVC, tiled flooring and a gas central heating radiator.

**Bedroom One**

12' 1" x 9' 11" ( 3.68m x 3.02m )

With door into conservatory, fitted wardrobes and a gas central heating radiator.

**Bedroom Two**

12' 1" x 8' 7" ( 3.68m x 2.62m )

With a window to the front and a gas central heating radiator.

**Bedroom Three**

8' 8" x 7' 10" ( 2.64m x 2.39m )

With a window to the side and a gas central heating radiator.

**Bathroom**

A suite consisting of a low level flush, wash hand basin, bath with electric shower over, towel radiator, vinyl flooring, fully tiled walls and a window to the side.

**Front Garden**

Paved path and driveway, lawn, metal fence and timber fence.

**Rear Garden**

Paved patio seating area, gravel garden, wooden shed, wooden fence and brick BBQ



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### Barnsdale Way, Upton Pontefract

- \*\*\*GUIDE PRICE £180,000 - £190,000\*\*\*
- Three Bedroom Semi-Detached Bungalow.
- Enclosed Rear Garden
- Driveway
- Spacious Lounge/Diner

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£180,000 - £190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119377 - 0005

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