



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

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

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 - 0006

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