



Richmond Road, Upton Pontefract WF9 1HP

Welcome to

Richmond Road, Upton Pontefract

GUIDE PRICE £200,000 - £210,000 A deceptively spacious family home on a modern development, offering open plan living, three good-sized bedrooms, a conservatory, driveway, private garden, plus solar panels and an electric car charger, ideally located for schools and motorway links.



Entrance Hall

With a front entrance door, wall mounted radiator and laminate flooring.

Lounge

19' 3" x 7' 10" (5.87m x 2.39m)

With a floor to ceiling feature window and two gas central heating radiators.

Kitchen

21' 8" x 12' 7" (6.60m x 3.84m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, induction hob, extractor fan, plumbing for washing machine, stainless steel sink and drainer, laminate flooring, two gas central heating radiators, a UPVC double glazed window to the rear and a UPVC double glazed window to the front.

Conservatory

9' 5" x 9' 2" (2.87m x 2.79m)

French doors to the rear.

Bedroom One

18' 4" x 7' 10" (5.59m x 2.39m)

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

Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)

With a window to the front, loft access, built in wardrobes housing the boiler and a gas central heating radiator.

Bedroom Three

9' 3" x 6' 2" (2.82m x 1.88m)

With a window to the rear.

Bathroom

With a low level flush WC, wash hand basin, panelled bath with electric shower over ad curtain, part tiled walls, gas central heating radiator and a window to the rear.

Front Garden

Double driveway to the front.

Rear Garden

Raised decked seating area, artificial grass, timber fenced surround and garden shed.

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

Richmond Road, Upton Pontefract

- ***GUIDE PRICE £200,000 - £210,000***
- Three Bedroom Semi Detached
- Deceptively Spacious
- Open Plan Living Kitchen And Dining Area
- Good Sized Conservatory

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

guide price

£200,000 - £210,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119691 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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