

Park Row

The proactive estate agent



Woodland Walk, Upton, Pontefract, WF9 1FR

£165,000



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Lead In

Situated on a popular residential development in Upton and tucked away in a pleasant cul-de-sac location, this well-positioned three-bedroom semi-detached house is an ideal choice for first-time buyers or growing families.

The property offers well-proportioned accommodation comprising a welcoming lounge, dining kitchen, downstairs WC, three bedrooms and a family bathroom. Externally, the property benefits from off-street parking, a front garden and an enclosed rear garden, providing useful outdoor space for families and entertaining.

An attractive home in a popular location, with excellent potential to make it your own.

Entrance Hall

5'4" x 5'4" (1.63 x 1.62)

Access to the living room and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room

16'1" x 10'2" (4.89 x 3.11)



Access to the kitchen diner. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front and side elevations.

Kitchen Diner

10'8" x 13'7" (3.26 x 4.14)



A modern range of high and low level kitchen units. Integrated appliances including oven, hob and extractor hood. Plumbing

for washing machine. Space for a fridge freezer. Sink with drainer and chrome mixer tap. Wood effect flooring. Central heated radiator. UPVC double glazed French doors leading to the rear garden. UPVC double glazed window to the rear elevation.

Landing

9'5" x 6' (2.87 x 1.83)

Access to all three bedrooms and the house bathroom. Wood effect flooring. Central heated radiator.

Bedroom One

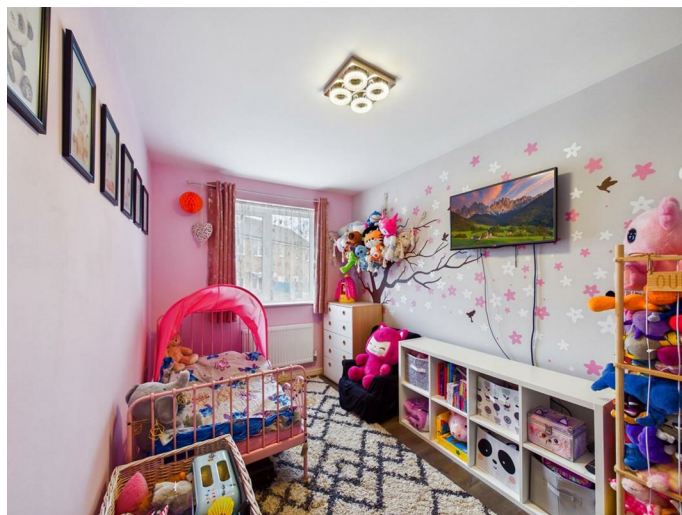
8'3" x 13'4" (2.51 x 4.07)



Wood effect flooring. Central heated radiator. UPVC double glazed windows to the front elevation.

Bedroom Two

12'5" x 7'2" (3.78 x 2.18)



Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three

9'1" x 6' (2.76 x 1.83)



Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom

6' x 7'1" (1.83 x 2.17)



White suite comprising of panel bath with chrome tap and mains feed shower. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

External



The property benefits from a lawned frontage alongside a private driveway providing off-road parking and access to a detached garage.

To the rear is an enclosed garden arranged over two levels, with a paved patio adjoining the house and a lawned area beyond. Steps lead up to a raised deck, creating a generous outdoor seating and entertaining space. The garden is enclosed by timber fencing, offering a practical and versatile outside area.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:



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SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



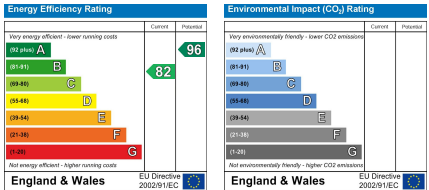
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