



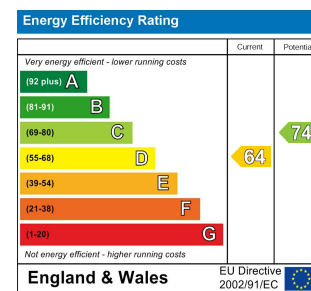
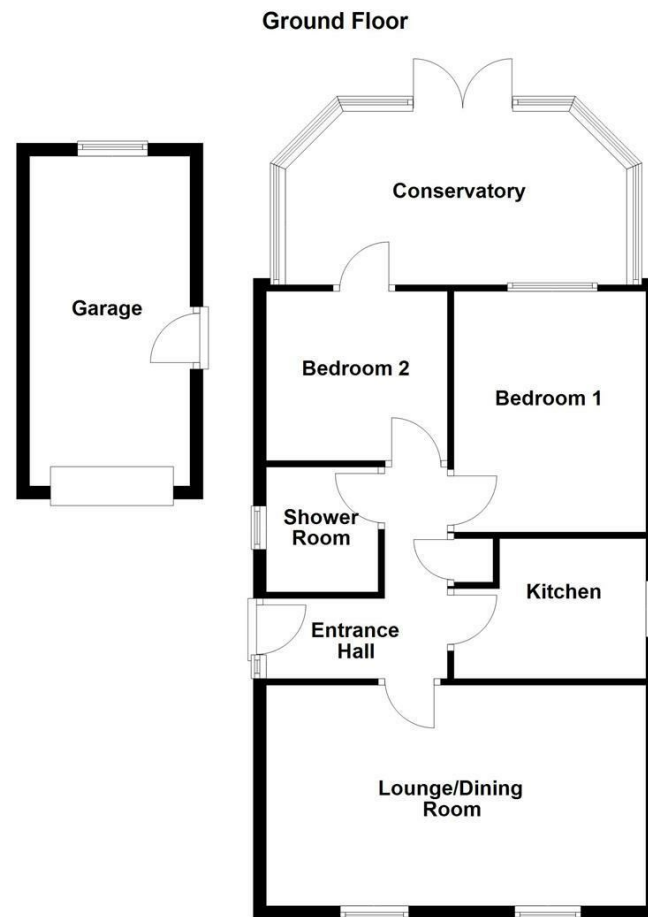
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**5 Victoria Court, Upton, Pontefract, WF9 1HE**

**For Sale Freehold £220,000**

Nestled within a cul de sac location in the popular area of Upton is this well presented two bedroom detached true bungalow. Offering two good sized bedrooms, a conservatory extension providing additional reception space, front and rear gardens, ample off road parking and a detached garage, this is a property not to be missed.

The accommodation briefly comprises an entrance hall with loft access and storage cupboard, leading to the lounge dining room, kitchen, two bedrooms and a shower room. Bedroom two provides access into the conservatory, which overlooks the rear garden. Externally, the front of the property features a lawned area with mature shrubs and a block paved driveway providing off road parking, leading to a single detached garage with electric roller door, power, lighting and side access door. The rear garden is mainly laid to lawn with planted beds and established shrubs, together with a paved patio seating area ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and fencing, making it suitable for both pets and children.

Upton is well regarded by a range of buyers, particularly downsizers, with local shops and schools within walking distance. A wider range of amenities can be found in neighbouring towns such as Hemsworth, South Elmsall and Pontefract. Local bus routes serve the area, with train stations available in Pontefract, Moorthorpe and South Elmsall providing links to major cities. The A1 motorway is also within easy reach for those commuting further afield.

Only a full internal inspection will reveal all that this bungalow has to offer. Early viewing is highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

A timber framed side entrance door with frosted glass pane leads into the entrance hall with central heating radiator, coving to the ceiling, loft access, storage cupboard housing the water tank and doors providing access to the living room, kitchen, bedroom one, bedroom two and shower room.

### KITCHEN

9'10" x 7'1" (max) x 4'8" (min) [3.00m x 2.18m (max) x 1.43m (min)] UPVC double glazed door to the side, boiler housed within, range of modern wall and base units with laminate work surfaces, stainless steel splashback, stainless steel sink and drainer with mixer tap, four ring gas hob with partial glass splashback and extractor hood above, integrated oven and space for fridge freezer and washing machine.



### BEDROOM ONE

12'2" x 9'10" [3.72m x 3.00m]

UPVC double glazed window looking into the conservatory and central heating radiator.



### BEDROOM TWO

7'5" x 8'9" [2.27m x 2.67m]

Pull down bed with fitted storage units, central heating radiator and door through to the conservatory with frosted glass pane.



### CONSERVATORY

17'0" x 8'10" (max) x 6'4" (min) [5.20m x 2.70m (max) x 1.95m (min)]

Surrounded by UPVC double glazed windows with French doors to the rear garden, column style central heating radiator and vaulted ceiling.



### SHOWER ROOM/W.C.

6'3" x 5'9" [1.93m x 1.76m]

Frosted UPVC double glazed window to the side, chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap and shower cubicle with mixer shower and glass screen, with wet wall panelling throughout.



### LIVING ROOM

19'8" x 11'2" [6.00m x 3.41m]

Coving to the ceiling, two central heating radiators, UPVC double glazed window and UPVC double glazed box window to the front elevation and electric fireplace with marble hearth and surround.

### OUTSIDE

Externally to the front is a lawned garden with mature shrubs and a block paved driveway running down the side of the property providing off road parking and access to the side door and detached garage. The rear garden is mainly laid to lawn with planted borders and paved patio area ideal for outdoor dining, fully enclosed by walling and fencing.



### GARAGE

16'8" x 8'2" [5.10m x 2.50m]

Electric roller door to the front, power and lighting, separate UPVC side access door, timber framed window, vaulted ceiling ideal for storage.

### Non standard construction

This property is non-standard (timber framed) construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.