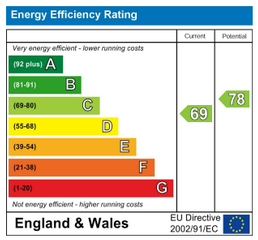


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



1 Main Street, Upton, Pontefract, WF9 1EH

For Sale Freehold Offers Over £200,000

Situated in the sought after area of Upton is this deceptively spacious four bedroom semi detached home boasting four well proportioned bedrooms, generous reception space enhanced by a rear extension, front and rear gardens, and two garages providing ample off road parking, this is a property that must be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hall with access to the bathroom, kitchen sitting room and living room. The kitchen sitting room overlooks the rear garden, whilst the living room opens into the dining room, which in turn provides access to the first floor landing. To the first floor, there is access to the loft, four good sized bedrooms and a separate w.c. Externally, the front garden is mainly laid to lawn with planted borders and mature shrubs. A paved pathway leads to the entrance door, and the garden is fully enclosed by fencing with gated access. The rear garden incorporates lawned areas along with paved and raised patio seating areas, ideal for outdoor dining and entertaining. The garden is fully enclosed, with a pathway leading to the rear where there is an iron gate. There are brick built dog kennels and two garages, one double and one single, both with power, lighting, electric roller doors and aerial connections. Beyond the garages is an additional parcel of land, ideal for further parking.

Upton is well regarded by a wide range of buyers, including first time purchasers, families and professional couples. Local shops and schools are within walking distance, with a broader range of amenities available in nearby Pontefract, Hemsworth and Barnsley. Bus routes run through Upton, and for rail links, Moorthorpe and South Elmsall train stations are a short distance away. The A1 motorway is easily accessible, connecting to the M1 and M62 for those commuting further afield.

An excellent opportunity for a variety of buyers, including investors. Early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
7'2" x 13'5" (2.20m x 4.10m)
Frosted UPVC double glazed window to the side, central heating radiator and doors leading to the principal ground floor rooms.

BATHROOM/W.C.
4'1" x 8'9" (1.25m x 2.67m)
Frosted UPVC double glazed window to the side, low flush w.c., pedestal wash basin, panelled bath with shower attachment and fully tiled walls.



KITCHEN/SITTING ROOM
20'1" x 15'7" (6.13m x 4.75m)
Range of modern wall and base units with quartz work surfaces, induction hob, integrated oven, stainless steel sink, Velux skylights and French doors to the rear garden.

LIVING ROOM
10'7" x 14'7" (3.23m x 4.46m)
Feature fireplace with marble hearth and tiled surround, internal window to the kitchen area and opening into the dining room.



DINING ROOM
9'10" x 14'7" (3.02m x 4.45m)
UPVC double glazed window to the front, built in bar area, alcove storage and access to the first floor landing.



FIRST FLOOR LANDING
Access to four bedrooms and separate w.c.

BEDROOM ONE
9'10" x 11'6" (3.00m x 3.51m)
UPVC double glazed window to the front and over stairs storage.



BEDROOM TWO
10'8" x 11'5" (3.27m x 3.50m)
UPVC double glazed window to the rear and storage cupboard.



BEDROOM THREE
7'8" x 10'7" (2.35m x 3.23m)
UPVC double glazed window to the rear.

BEDROOM FOUR
7'1" x 9'10" (2.18m x 3.00m)
UPVC double glazed window to the front and access to over stairs storage.

W.C.
4'3" x 4'0" (1.31m x 1.23m)
Frosted UPVC double glazed window to the side, low flush WC and pedestal wash basin.

OUTSIDE
There is a lawned front garden with planted borders and block paved pathway. To the rear is an enclosed garden with lawn, raised decking, paved patio and access to garages.



DOUBLE GARAGE
37'2" x 10'7" (11.33m x 3.25m)
Electric roller door, power, lighting and side window.

SINGLE GARAGE
20'7" x 10'11" (6.28m x 3.35m)
Electric roller door, power, lighting and side access door.

COUNCIL TAX BAND
The council tax band for this property is A.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.