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5 Harewood Lane, Upton, Pontefract, WF9 1HY

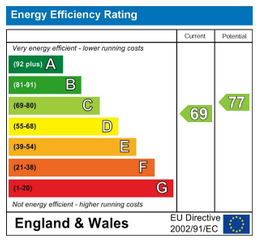
For Sale Freehold Offers Over £200,000

Set back from the main road, this deceptively spacious four bedroom mid-terrace property offers far more than first meets the eye. Providing generous and versatile accommodation, it presents an excellent opportunity for car enthusiasts, those seeking to work from home, or buyers looking to create a multi generational living space (subject to the necessary planning permissions).

The main residence briefly comprises an entrance hall with stairs rising to the first floor, understairs storage, and doors leading to the bathroom, living room, and kitchen diner, with the kitchen diner providing access to the rear garden. To the first floor, the landing gives access to four bedrooms, including a principal bedroom with en-suite shower facilities, as well as access to the loft space. Externally, the property benefits from two private parking spaces located directly to the front, situated on a privately owned road serving just four properties. The rear garden is beautifully landscaped and well maintained, featuring lawned areas with planted borders and railway sleepers, along with a paved patio ideal for outdoor dining and entertaining. There is also space and plumbing for a hot tub, in addition to a summer house. The garden is fully enclosed by walling and fencing and includes a UPVC door providing access to the first of two workshops. The larger of the two workshops incorporates a separate store area, power, lighting, and an electric garage door, and leads through to a paved rear driveway. This driveway is accessed via timber double gates and in turn provides access to the second workshop, which also benefits from power, lighting, and its own electric roller garage door.

Upton is a highly regarded location, appealing to a wide range of buyers including first-time purchasers, growing families, and professional couples. A variety of local amenities, shops, and schools are within walking distance, with more extensive facilities available in nearby towns such as Hemsworth, Pontefract, and Featherstone. Regular bus routes run through the village, while train stations in Pontefract and Moorthorpe provide convenient links to regional and major cities including Leeds, Sheffield, and London. The property also offers excellent road connectivity, with the A1 motorway just a short drive away, providing access to the wider motorway network including the M1 and M62.

Only a full internal inspection will truly appreciate the space and versatility on offer. Early viewing is highly recommended to avoid disappointment.



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.

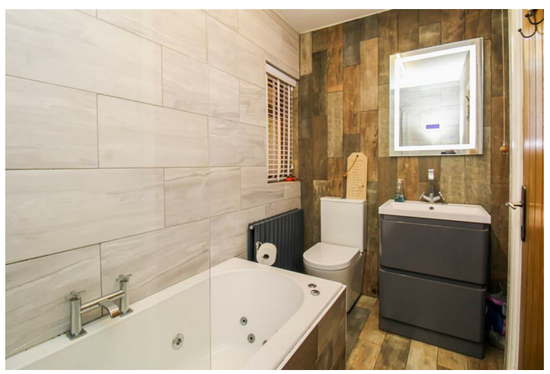
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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.

ACCOMMODATION

ENTRANCE HALL
10'0" x 6'3" (max) x 3'5" (min) (3.07m x 1.92m (max) x 1.05m (min))
A timber frame front door with double glazed pane leads into the entrance hall, featuring a UPVC double glazed window to the front aspect, stairs rising to the first floor with under stair storage, and doors providing access to the living room, kitchen diner, and downstairs bathroom. Additional features include a dado rail, coving to the ceiling, partial tiling, and an anthracite column central heating radiator.

BATHROOM
8'10" x 5'9" (max) x 4'9" (min) (2.71m x 1.77m (max) x 1.46m (min))
Fitted with a frosted UPVC double glazed window to the side aspect, anthracite column radiator, LED mirror, low flush WC, wash hand basin with mixer tap and built in storage, and a jacuzzi style bath with water jets, mixer tap, mains fed overhead shower, additional shower attachment, and glass shower screen. The bathroom is fully tiled throughout.



KITCHEN DINER
13'9" x 10'2" (max) x 7'3" (min) (4.20m x 3.10m (max) x 2.22m (min))
A well appointed kitchen diner with two UPVC double glazed windows to the rear and a UPVC door providing access to the rear garden. The space includes an anthracite central heating radiator and a range of wall and base units with work surfaces over, breakfast bar, 1 1/2 sink and drainer with mixer tap, tiled splashbacks, four ring electric hob with extractor hood above, integrated double oven, and space for a dishwasher and washing machine, along with additional under counter fridge/freezer and freestanding fridge freezer space.

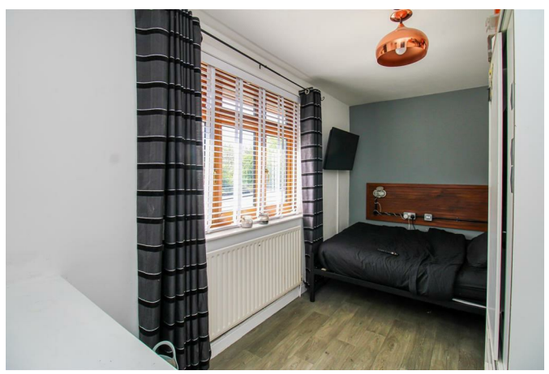
LIVING ROOM
10'2" x 16'10" (3.10m x 5.15m)
A spacious dual aspect reception room with two UPVC double glazed windows (including a bow window to the front), two central heating radiators, coving to the ceiling, and a multi fuel burning stove set within a stone hearth and exposed brick surround.

FIRST FLOOR LANDING
With a UPVC double glazed window to the front aspect, coving to the ceiling, loft access, and doors leading to bedrooms one through four.

BEDROOM ONE
15'10" x 9'4" (max) x 2'0" (min) (4.85m x 2.86m (max) x 0.62m (min))
A generous principal bedroom with two UPVC double glazed windows to the rear aspect, central heating radiator, and a door leading to the en suite shower room.

EN SUITE SHOWER ROOM
6'11" x 3'7" (max) x 2'6" (min) (2.13m x 1.10m (max) x 0.77m (min))
Comprising a low flush WC, wash hand basin with storage below and mixer tap, and a shower cubicle with mains fed shower and glass screen, complemented by partial tiling.

BEDROOM TWO
7'4" x 14'3" (max) x 11'8" (min) (2.25m x 4.35m (max) x 3.58m (min))
A well proportioned room with a UPVC double glazed window to the front aspect, central heating radiator, and a slight bulkhead.



BEDROOM THREE
9'3" x 10'3" (2.82m x 3.13m)
Featuring a UPVC double glazed window to the rear aspect and central heating radiator.

BEDROOM FOUR
7'4" x 10'2" (2.26m x 3.12m)
With a UPVC double glazed window to the front aspect and central heating radiator.

OUTSIDE
Externally, the front of the property benefits from two private parking spaces located directly to the front, situated on a privately owned road serving just four properties with side access leading to the rear garden. The rear garden is beautifully landscaped, incorporating lawn areas with planted beds and railway sleeper borders, along with a paved patio ideal for outdoor dining and entertaining. Additional features include space for a garden shed or lean-to, a summer house, and access to the workshops. The garden is fully enclosed by timber fencing and walls, making it ideal for pets and children, and also benefits from space and plumbing for a hot tub. Between the two workshops is a paved driveway providing off-road parking for several vehicles.

WORKSHOP ONE
36'1" x 24'6" (max) x 13'8" (min) (11.02m x 7.48m (max) x 4.19m (min))
Accessed via the paved driveway and from the rear garden, this space includes a showroom style area and additional storage, all with power and lighting, along with an electric up-and-over door.

WORKSHOP TWO
20'11" x 12'5" (6.40m x 3.80m)
A substantial workshop space with power and lighting, a UPVC access door, and a roller garage door accessed from the rear via Harewood Lane.

STORE
4'5" x 9'2" (1.35m x 2.80m)
A separate storage area accessed via a UPVC door with double glazed pane.

SUMMER HOUSE
7'1" x 8'4" (2.18m x 2.56m)
Featuring UPVC double glazed French doors, two UPVC double glazed windows to the front and rear aspects, and power and lighting, making it a versatile outdoor space.

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.

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

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