



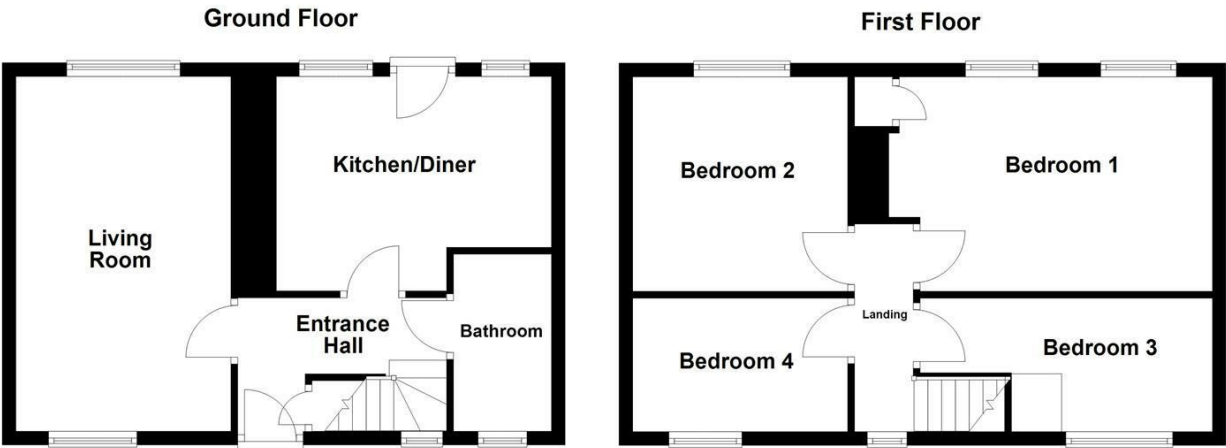
WAKEFIELD
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OSSETT
01924 266 555

HORBURY
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PONTEFRACT & CASTLEFORD
01977 798 844



47 Third Avenue, Upton, Pontefract, WF9 1BP

For Sale Freehold Offers Over £165,000

Situated in a pleasant cul-de-sac location within the popular village of Upton, Pontefract, is this fully renovated four bedroom mid terrace property. Boasting well proportioned accommodation throughout, including generous reception space, and a larger than average rear garden, this superb home is certainly not to be missed.

The property briefly comprises an entrance hall with stairs to the first floor, useful understairs storage, and access to the living room, bathroom, and kitchen diner, with the kitchen also providing access to the rear garden. To the first floor landing there is loft access and doors leading to bedroom one, which benefits from a storage cupboard, and three further bedrooms. Externally, to the front of the property there is a lawned garden with a concrete pathway leading to the entrance door, enclosed by timber fencing and wall boundaries, with gated access leading to the rear, over which a flying freehold applies. The rear garden is larger than average and mainly laid to lawn, incorporating a concrete patio area ideal for outdoor dining and entertaining, along with a brick built outbuilding providing useful storage. The garden itself is fully enclosed by fencing.

Upton is a fantastic location for a wide range of buyers, particularly first time buyers, growing families, or professional couples, being ideally positioned for local shops, schools, and everyday amenities within walking distance. A wider range of facilities can be found in the neighbouring towns of Hemsworth and Pontefract. The area is well served by local bus routes, while nearby Moorthorpe train station and Pontefract stations provide rail links to major cities including Leeds, Sheffield, and London. The property is also only a short drive from the A1[M], which in turn provides excellent access to the M62 and M1 motorway networks.

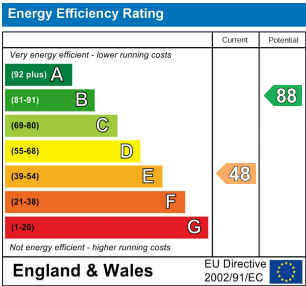
Only a full internal inspection will truly reveal everything this superbly presented and recently renovated home has to offer, and an early viewing is highly recommended to avoid disappointment.

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
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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

Frosted UPVC double glazed entrance door leading in, central heating radiator, stairs providing access to the first floor with useful understairs storage, and doors leading to the living room, kitchen diner and bathroom.

LIVING ROOM

10'4" x 17'2" [3.15m x 5.25m]

Two UPVC double glazed windows providing dual aspect views to the front and rear, two central heating radiators and a dado rail.



KITCHEN DINER

16'0" x 10'4" [max] x 8'1" [min] [4.90m x 3.15m [max] x 2.47m [min]]

Two UPVC double glazed windows to the rear, UPVC door to

the rear garden, central heating radiator, and housing the boiler. Fitted with a range of modern wall and base shaker style units with work surface over, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob with extractor hood over, space and plumbing for a washing machine, and space for a fridge freezer.

BATHROOM

4'9" x 8'6" [1.45m x 2.60m]

UPVC double glazed frosted window to the side, central heating radiator, low flush WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, and part tiled walls.



FIRST FLOOR LANDING

Loft access and doors leading to four bedrooms, with UPVC double glazed window to the front.

BEDROOM ONE

10'5" x 15'10" [max] x 14'1" [min] [3.20m x 4.83m [max] x 4.30m [min]]

Two UPVC double glazed windows to the rear, two central heating radiators, and access to a storage cupboard housing the water tank.



BEDROOM TWO

10'5" x 10'4" [3.20m x 3.15m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

6'5" x 14'1" [max] x 6'11" [min] [1.98m x 4.30m [max] x 2.13m [min]]

UPVC double glazed window to the front, central heating radiator, and slight bulkhead.



BEDROOM FOUR

6'4" x 10'4" [1.95m x 3.15m]

UPVC double glazed window to the front and central heating radiator.



OUTSIDE

To the front, the garden is mainly laid to lawn with a concrete pathway leading to the front door, enclosed by a low wall and timber fencing. A gate provides access to the rear, over which the property has right of way. The rear garden is mainly laid to lawn incorporating a concrete patio area, ideal for outdoor dining and entertaining, along with a brick built outbuilding providing useful storage. The garden is fully enclosed by timber fencing.



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.