Richard Kendall Estate Agent

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43 Third Avenue, Upton, Pontefract, WF9 1BP

For Sale Freehold £130,000

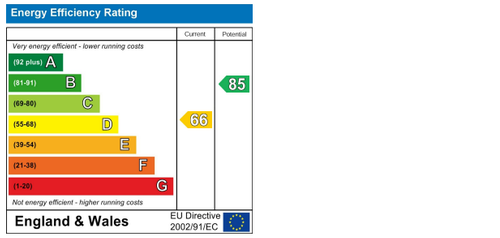
Offered to the market with no onward chain and will be sold with a vacant possession is this spacious three bedroom end terrace property, situated in the popular village of Upton, within easy reach of Pontefract.

The accommodation briefly comprises an entrance hall leading into the property, a spacious living room with UPVC patio doors opening onto the rear garden, a fitted kitchen and a ground floor bathroom with a three piece suite. To the first floor, the landing provides access to three well-proportioned double bedrooms. Externally, the property benefits from a driveway providing off road parking for two vehicles, together with a small lawned area to the front. To the rear is an enclosed south facing garden with a paved patio and lawn, offering a suitable space for outdoor seating and entertaining.

The property also benefits from UPVC double glazing and gas central heating.

In need of modernisation throughout, this home offers an excellent opportunity for builders, investors or buyers looking to create a property to their own specification. It is conveniently located close to local shops, schools, amenities and transport links.

An early viewing is highly recommended to appreciate the space and potential this property has to offer.



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
The entrance hall has laminate flooring, a central heating radiator, a staircase leading to the first floor landing and openings into the living room and kitchen.

LIVING ROOM
16'0" x 12'3" (4.88m x 3.75m)
The living room has laminate flooring, a central heating radiator and a UPVC double glazed window overlooking the front elevation. UPVC patio doors open onto the rear garden.

KITCHEN
16'2" x 10'5" (4.93m x 3.20m)
The kitchen is fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. There is an integrated oven, a four-ring gas hob with tiled splashback and extractor hood above, together with space for a fridge freezer and washing machine. The room has tiled flooring, UPVC double glazed windows overlooking the front and rear elevations and a UPVC door leading to the side and rear garden. An opening provides access to the bathroom.

BATHROOM
5'8" x 5'0" (1.75m x 1.54m)
The bathroom is fitted with a three piece suite comprising a panelled bath with mixer tap, pedestal wash basin with mixer tap and low flush WC. The room has tiled flooring, floor-to-ceiling wall tiling and a frosted UPVC double glazed window overlooking the rear elevation.

FIRST FLOOR LANDING
The landing has carpet flooring, loft access and doors leading to three bedrooms.

BEDROOM ONE
16'6" x 10'11" (5.05m x 3.34m)
A spacious double bedroom with carpet flooring, a central heating radiator and UPVC double glazed windows overlooking the front and rear elevations.

BEDROOM TWO
9'2" x 8'6" (2.81m x 2.60m)
The second bedroom has carpet flooring, a central heating radiator and a UPVC double glazed window overlooking the rear elevation.

BEDROOM THREE
16'0" x 9'4" (4.89m x 2.85m)
The third bedroom has carpet flooring, a central heating radiator and a UPVC double glazed window overlooking the front elevation.

OUTSIDE
Upon approach to the property, there is a concrete driveway providing off road parking, with gated side access leading to the rear garden. A UPVC entrance door provides access into the entrance hall. To the rear is a fully south facing garden with a concrete patio area and lawn, 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.