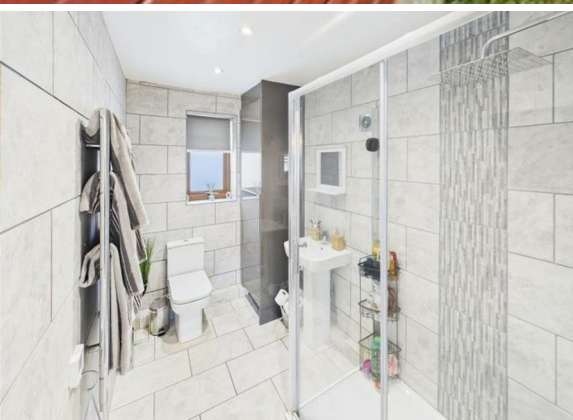




3 Bed
House - Terraced
located in
Pontefract

Guide Price £140,000



LOGIC
REAL ESTATE

Bell Street
Upton
Pontefract
WF9 1LB

Modern Three-Bedroom Mid-Terrace Home in the Village of Upton
– No Onward Chain

Modern Three-Bedroom Mid-Terrace Home in the Village of Upton
– No Onward Chain Offered to the market with vacant possession and no onward chain, this well-positioned three-bedroom mid-terrace home is ideal for a range of buyers, from first-time homeowners to growing families or investors. Located on the edge of the popular village of Upton, the property enjoys a modern open-plan layout on the ground floor, offering a light and spacious feel throughout the main living areas. Externally, the home features a private front garden, while nearby you'll find local shops, bus stops, and excellent motorway connections, making this an ideal spot for commuters and those seeking convenience with a semi-rural setting. This home offers excellent potential and won't be on the market for long. Early viewing is highly recommended to avoid disappointment. Kitchen With a range of base kitchen units with laminate work surfaces above. fridge freezer, washing machine. Stainless steel Sink with a drainer and mixer tap. Gas hob and extractor fan over. Decorative wall tiling and UPVC double glazed patio doors to the rear elevation. Upvc double glazed window to the rear elevation. Open aspect to the lounge. Laminate flooring. Lounge UPVC double glazed window to the front elevation, gas central heated radiator. UPVC double glazed front door. Staircase leads to the first floor and door leads into the bathroom. Bathroom UPVC double glazed window to the rear elevation. Storage cupboard housing the house boiler. Toilet with a low level flush sink with a mixer tap double shower cubicle with main speed waterfall shower fully tiled walls and flooring spotlights to the ceiling wall mounted electric towel rail. Landing Loft access doors to all three bedrooms. Bedroom one UPVC double glazed window to the front elevation . Gas central heated radiator built-in double wardrobe. Bedroom two Built-in storage cupboard, UPVC double glazed window to the rear elevation gas central heated radiator . Bedroom three UPVC double glazed window to the rear elevation gas central heated radiator. Garden to the rear Patio areas and lawn garden along with a hard standing for garden shed fenced enclosed

and a side gate access which will lead to the front of the property and front garden. Front garden Block paved front garden:







Floor 0



Floor 1

Approximate total area⁽¹⁾

652.83 ft²
60.65 m²

Reduced headroom

11.47 ft²
1.07 m²

(1) Excluding balconies and terraces

Reduced headroom

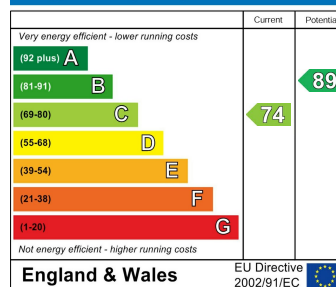
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

Energy Efficiency Rating



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