



3 Bed
House - Semi-
Detached
located in
Pontefract
Offers In Excess Of
£215,000



LOGIC
REAL ESTATE

St. Georges Close
Upton
Pontefract
WF9 1FT

Modern Three-Bedroom Semi-Detached Home – Sought-After Upton Location Situated in a newly built and highly desirable development in the charming village of Upton, this well-presented three-bedroom semi-detached home offers contemporary living with exceptional convenience. Finished to a high standard throughout, the property features neutral décor, quality fixtures and fittings, and a thoughtfully designed layout that will appeal to a range of buyers, from first-time homeowners to growing families and commuters.

Modern Three-Bedroom Semi-Detached Home – Sought-After Upton Location Situated in a newly built and highly desirable development in the charming village of Upton, this well-presented three-bedroom semi-detached home offers contemporary living with exceptional convenience. Finished to a high standard throughout, the property features neutral décor, quality fixtures and fittings, and a thoughtfully designed layout that will appeal to a range of buyers, from first-time homeowners to growing families and commuters. The accommodation comprises a bright and spacious lounge, a stylish kitchen/diner with integrated appliances, and a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom. The principal bedroom benefits from ample storage and generous natural light. Externally, the home enjoys a private rear garden and off-road parking. With no onward chain and early viewings highly recommended, this modern home will not remain on the market for long. Contact us today to arrange your viewing and secure your place in this welcoming community. Entrance Hall Composite front entrance door with side glazed frosted panel. Storage cupboard gas central heated radiator. Access door leads into the kitchen diner. Kitchen Diner UPVC double glazed window to the front elevation. Range of wall and base fitted kitchen units with complementary work surface over. A composite sink drainer and a chrome mixer tap five ring gas hobs with extractor fan over. Integral appliances include single oven fitted microwave washing machine and a dishwasher. There are spotlights to the ceiling a gas central heated radiator stairs will lead to the first floor. And there is a

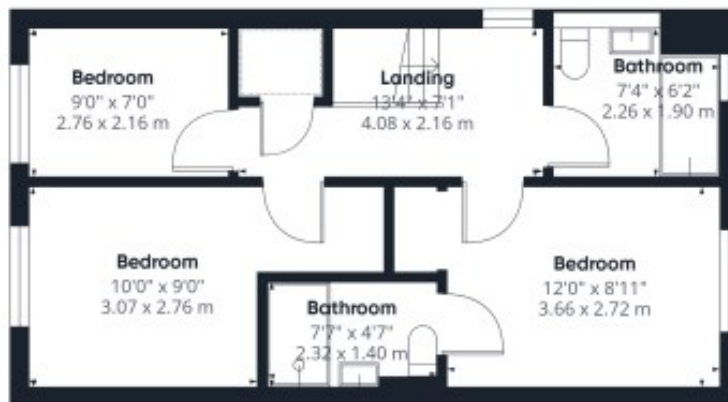
cupboard housing utility store. And access door into the WC and opening into the lounge. WC Low-level flush WC, hand wash basin with a mixer tap and integrated cupboard below, gas central heated radiator, extractor fan and spotlights to the ceiling. Utility cupboard With a Plumbing for washing machine. Lounge With bifold doors to the rear elevation and fitted blinds gas central heated radiator. Landing With a gas central heated radiator and a UPVC double glazed window to the side elevation loft access and storage cupboard. Bedroom one UPVC double glazed window to the front elevation. Gas central heated radiator. Bedroom two UPVC double glazed window to the rear elevation a gas central heated radiator, access door into the ensuite bathroom. Ensuite Shower cubicle with a chrome waterfall shower attachment. Sink with a mixer tap and vanity cupboard below. Toilet with a low-level flush. Tiling to the walls shaver point and a chrome heated towel radiator. Bedroom three UPVC double glazed window to the front elevation and a gas central heated radiator. Garden A lawned garden and a side driveway with a EV electric charger.







Floor 0



Floor 1

Approximate total area⁽¹⁾

935 ft²
86.8 m²

Reduced headroom

12 ft²
1.2 m²

(1) Excluding balconies and terraces

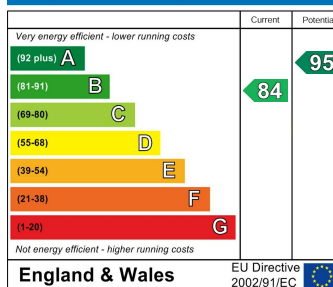
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360

Energy Efficiency Rating



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