



3 Bed
House - Terraced
located in
Pontefract

Offers Over £145,000



LOGIC
REAL ESTATE

Smeaton Road
Upton
Pontefract
WF9 1LQ



Nestled on the charming Smeaton Road in Upton, Pontefract, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house features a practical bathroom, designed to meet the needs of modern living. With its thoughtful layout, this home offers both comfort and functionality, making it an ideal choice for those seeking a blend of convenience and style.

Situated in a friendly neighbourhood, residents will appreciate the local amenities and community spirit that Upton has to offer. The property is well-connected to nearby towns and cities, ensuring easy access to a range of shops, schools, and recreational facilities.

This terraced house on Smeaton Road is not just a place to live; it is a place to create lasting memories. With its inviting atmosphere and potential for personalisation, this property is ready to welcome its new owners. Do not miss the chance to make this charming house your new home.

The property is extremely well presented throughout and benefits from a generous rear garden as well as a large garage, providing ample storage and the option of off-street parking if required. There is also the advantage of an access road to both the front and rear of the property.

Entrance Hallway
3'10" x 3'1"

UPVC double glazed front entrance door leads into the hallway. With laminate flooring, gas central heated radiator and a staircase which leads to the first floor. Access door into the lounge.

Living Room
12'3" x 13'3"

UPVC double glazed bow window to the front elevation. Gas central

heated radiator. Multi log burner with fireplace and timber beam above. Double doors open into the extended kitchen.

Kitchen
8'7" x 19'9"

With a range of wall and base kitchen units in shaker style, with partly tiled walls. Ceramic sink with a mixer tap. Natural wood work surfaces. Incorporating induction hob with extractor hood. Space for a washing machine and space for double fridge freezer. Integrated appliances include double oven and dishwasher. There is a kitchen island with timber worksurface gas central heated radiator. Tiling to the floor. UPVC double glazed window and rear access door. Under stairs storage cupboard. Door into the bathroom.

Bathroom
5'7" x 9'6"

Bath with a main feed shower over and glass partition shower screen. Tile to the walls and floor. Sink with a mixer tap and vanity cupboard above. Toilet with a low-level flush.

Landing
6'11" x 2'9"

Access to 3 bedrooms as well as loft access.

Bedroom One
12'5" x 10'8"

UPVC double glazed window to the front elevation. Gas central heated radiator.

Bedroom Two
8'2" x 11'12"

UPVC double glazed window to the rear elevation. Gas central heated radiator.

Bedroom Three
6'11" x 8'11"

UPVC double glazed window to the rear elevation. Gas central heated radiator.



Externally

The rear garden has a lawn grass area with concrete patio area and pathway leading down to a detached garage.

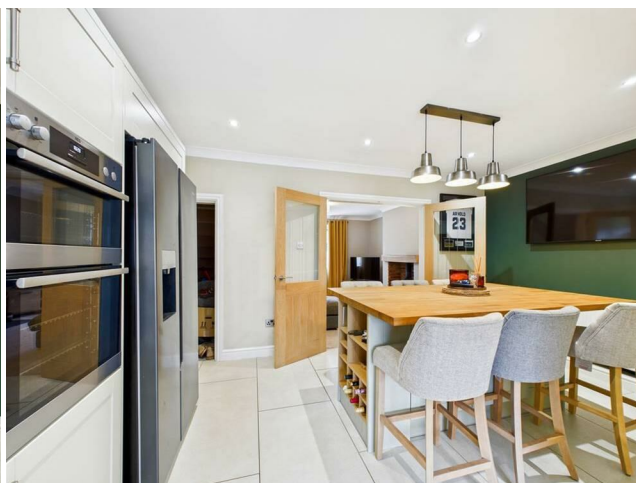
Garage

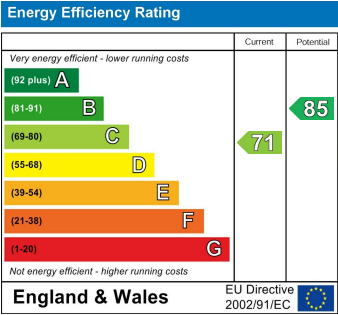
With a rear access door and window. Up and over door to the front which opens for parking.

Garden To The Front

Mainly laid to lawn with a shared access path.

Ideally located close to motorway networks, shops, and well-regarded schools, this home will appeal to a wide range of buyers including first-time buyers, downsizers, and investors. Early viewing is highly recommended to fully appreciate the space and quality this home has to offer.





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