

2 Bed
House - Semi-Detached
located in
Upton

Offers Over £140,000







enfields

Woodland Walk

Upton

WF9 1FR

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Lead In
Situated in the highly popular village of Upton, this modern and well-presented two-bedroom semi-detached home offers stylish and comfortable living throughout. Featuring off-street parking and an enclosed rear garden, the property is ideal for first-time buyers, small families, or those looking to downsize.

Tucked away in a quiet cul-de-sac setting, the home benefits from a peaceful location while remaining conveniently positioned for easy access to nearby towns, including Pontefract. Inside, the property boasts stylish interiors and a practical, well-designed layout, perfectly suited to modern living.

This lovely home provides an excellent opportunity to enjoy comfortable living in a popular village location.

Hallway
4'6" x 3'8"
Access to living room and stairs leading to the first floor. Carpeted throughout.

Living Room
10'2" x 15'1"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner
13'5" x 7'10"
Range of high and low level kitchen base units with integrated appliances including oven with hob and extractor hood over. Option to reconnect plumbing for washing machine. Space for fridge freezer. Sink with drainer and chrome mixer tap over. Access to WC. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation. UPVC double glazed French doors giving access to the rear garden.

WC
2'11" x 5'5"
WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Tiled effect flooring. Central heated radiator.

Landing
5'11" x 5'6"
Access to both bedrooms and the house bathroom. Central heated radiator.

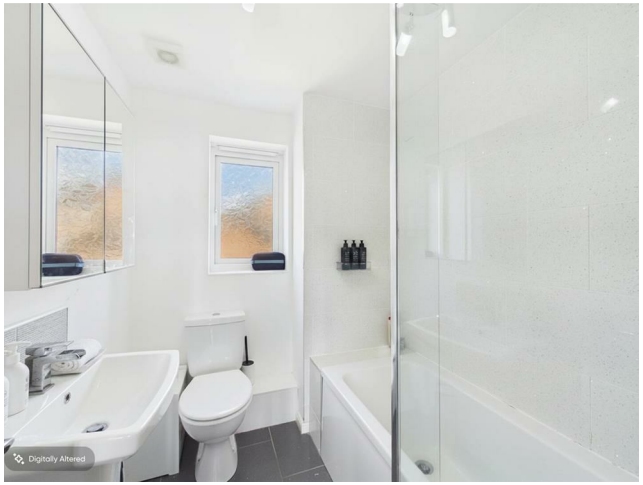
Bedroom One
13'7" x 9'11"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two
7'2" x 13'1"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bathroom
5'10" x 7'4"
White suite comprising of panel bath with chrome taps, shower screen and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

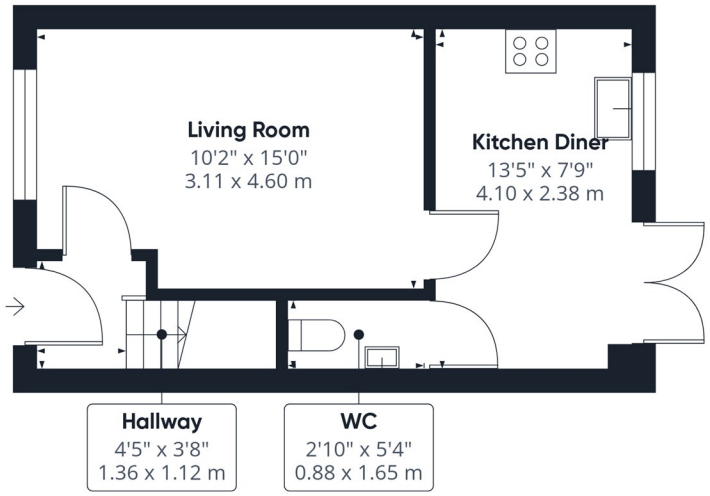
External



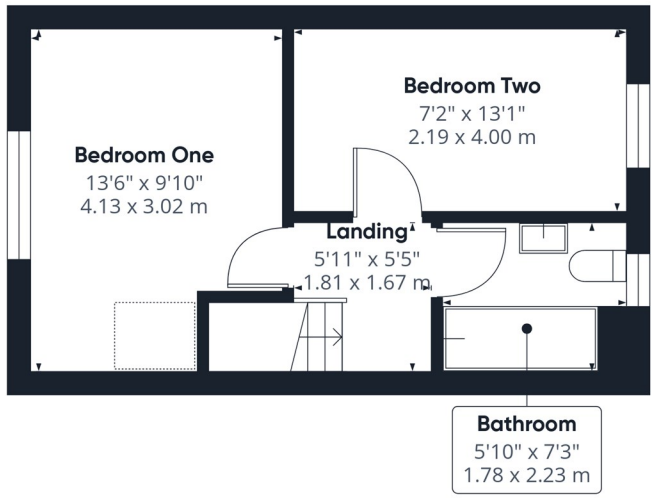




The home is set back behind a lawned front garden with a central pathway leading to the entrance, creating a welcoming approach.
To the rear, the property enjoys a generous enclosed garden, mainly laid to lawn and ideal for families or outdoor entertaining. The space is bordered by timber fencing for privacy and features a patio area perfect for seating. The garden offers plenty of scope for landscaping or personalisation, with ample room for children’s play equipment or additional outdoor features.



Floor 0





Floor 1

Approximate total area(1)

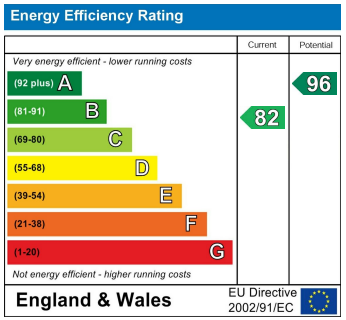
589 ft²

54.6 m²

(1) Excluding balconies and terraces

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

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