



2 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
£150,000



**enfields**

Woodland Walk

Upton

Pontefract

WF9 1FR



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**\*\*NEW\*\*SPACIOUS RECEPTION ROOM\*\*GARDEN TO THE REAR\*\***

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.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.



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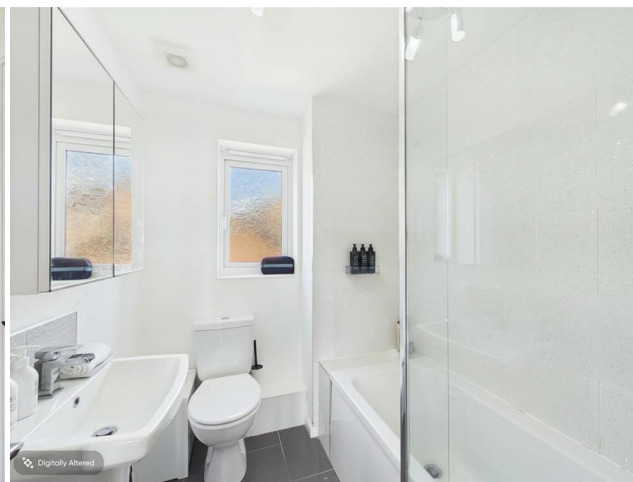
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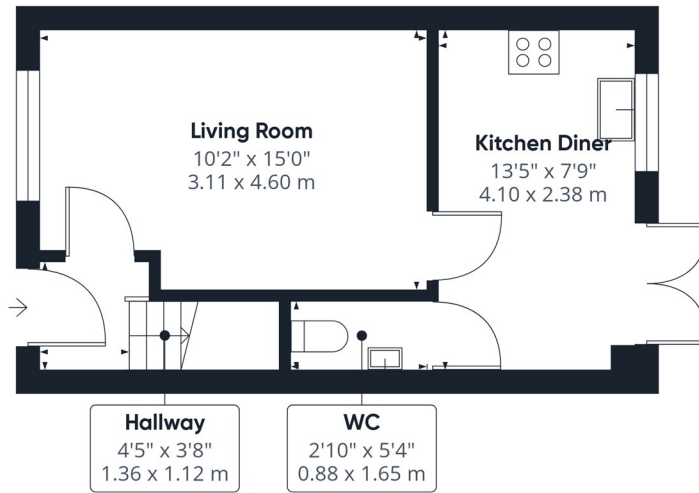
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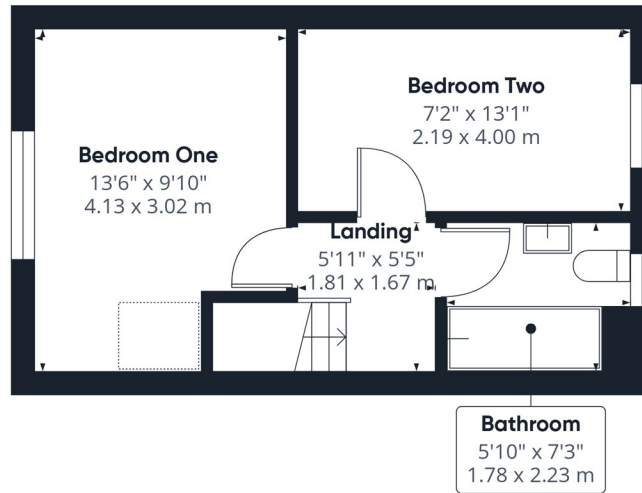
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Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
589 ft<sup>2</sup>  
54.6 m<sup>2</sup>

(1) Excluding balconies and terraces

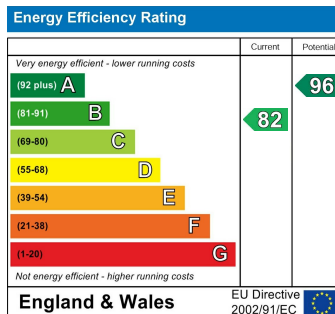
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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