







3 Bed

House - End Terrace

located in Upton

80 Smeaton Road
Upton
Pontefract
WF9 1LQ


3


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Asking price £137,500

Nestled on Smeaton Road in Upton, Pontefract, this delightful end terrace house offers a perfect blend of comfort and practicality. Spanning an inviting 825 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

The house features three generously sized bedrooms, providing ample space for families or those seeking a home office. Each bedroom is filled with natural light, enhancing the overall sense of space and tranquillity. The single bathroom is conveniently located, catering to the needs of the household with ease.

Externally the property offers off street parking and an enclosed lawned rear garden with a good sized outhouse.

This property is perfect for those looking to settle in a friendly community, with local amenities and transport links just a stone's throw away.

Entrance Hall
UPVC double glazed 'Carolina' style door opens into a hallway with the staircase leading off and an inner door to the living room.

Living Room
13'4" x 11'11"
The living room offers a bright and welcoming space with a bay window allowing natural light to fill the room. It features a modern wood-effect flooring and a simple fireplace inset, creating a cosy atmosphere.

Dining Room
15'5" x 9'4"
The living room flows openly into the adjoining dining area, which continues the same flooring and leads directly to the kitchen through a wide archway. French doors in the dining room provide access to the side, further enhancing the light and connection to outdoor space.

Kitchen
9'3" x 7'4"
The kitchen features a practical U-shaped design with plenty of wooden cabinetry and dark work surfaces, providing ample storage and workspace. A window above the sink looks out to the rear garden, bringing in natural light. The kitchen is fitted with an integrated oven and hob, combining functionality with a clean, modern look.

Bathroom
9'0" x 6'6"
The bathroom is neatly finished with a contemporary suite, including a bath with a shower above, a modern toilet, and a pedestal sink. Dark tiling on the wall behind the bath adds character and contrast to the crisp white walls. A frosted window offers privacy while allowing natural light to enter.

Bedroom One
12'4" x 10'8"
Bedroom one is the largest of the three bedrooms, offering a comfortable and spacious environment. It features a window that provides natural light and a radiator for warmth. The room is neutrally decorated with carpeted flooring, allowing flexibility in furnishing and style with a railed recess for storage.

Bedroom Two
12'1" x 8'3"
Bedroom two is a well-proportioned room with a window that brings in natural light. It has carpeted flooring and a radiator for comfort, making it suitable for a variety of uses such as a guest bedroom or study.

Bedroom Three
9'0" x 7'1"
Bedroom three is a smaller room, ideal as a single bedroom or office space. It is carpeted and features a radiator and a window for natural light.

Rear Garden
The rear garden is well-maintained and private with a neatly laid lawn bordered by fencing. A paved patio area provides a perfect spot for outdoor seating or dining. There is also access to a garden outbuilding, ideal for storage or as a workshop space.







Front Exterior

The front exterior of the property features a stone-faced facade with a gated driveway offering off-road parking. The property is an end-terrace with easy access to the entrance hallway, framed by fencing that extends along the side of the house.

MISC

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.









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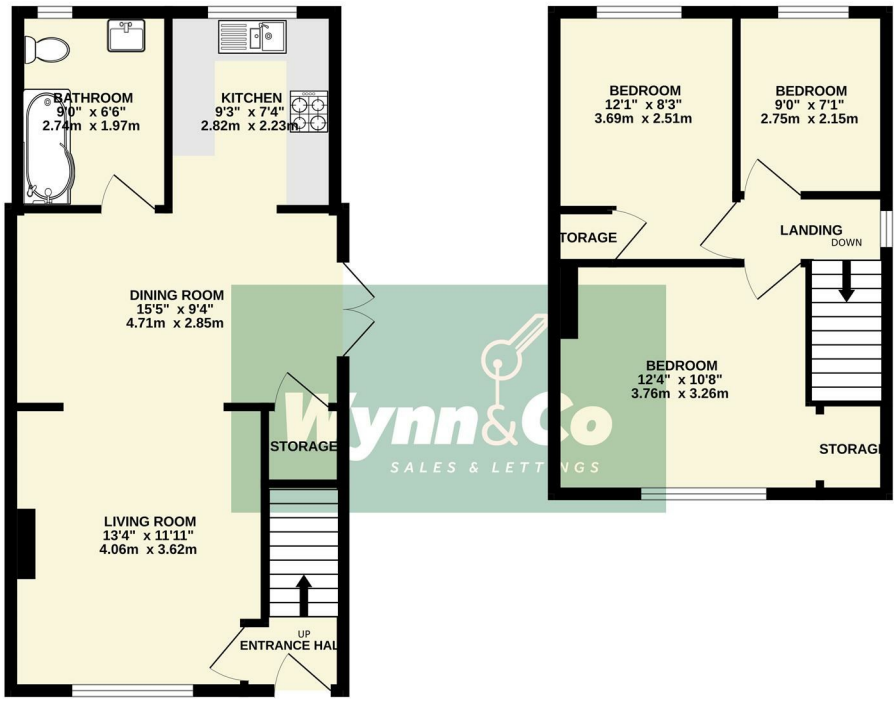


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GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

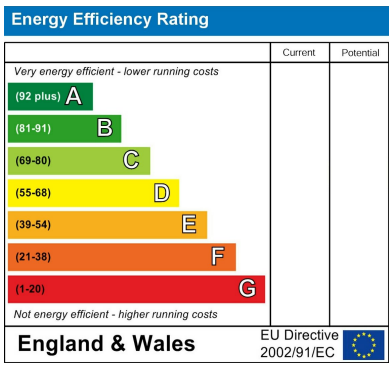
1ST FLOOR
345 sq.ft. (32.0 sq.m.) approx.



EXTENDED THREE BEDROOM END TERRACE

TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS

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