



**5 Bed
Bungalow
located in Upton**

Wynn & Co
Sales and Lettings

**Beacon Heights Beacon Hill
Upton
Pontefract
WF9 1NH**



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Asking price £470,000

Nestled in the serene area of Beacon Hill, Upton, Pontefract, this charming bungalow offers a unique blend of comfort and stunning natural beauty. Spanning an impressive 1,881 square feet, the property boasts five spacious bedrooms, making it an ideal family home. The well-appointed reception room provides ample space for relaxation and entertaining, while the two bathrooms ensure convenience for all residents.

Built in 1960, this bungalow has been thoughtfully designed to take full advantage of its private hilltop location, offering breath-taking panoramic views over the surrounding countryside. The outdoor living space is perfect for enjoying the tranquil setting, whether it be for al fresco dining or simply soaking in the picturesque scenery.

Additionally, the property features solar panels, promoting energy efficiency and sustainability, which is increasingly important in today's world. For those seeking extra space, the games room can easily be transformed into an annex, providing versatility for guests or additional family members.

This delightful bungalow is not just a home; it is a lifestyle choice, offering a peaceful retreat while still being conveniently located near local amenities. With its combination of spacious living, beautiful views, and modern features, this property is a rare find and is sure to appeal to discerning buyers looking for a tranquil yet functional residence.

Reception Hall

This welcoming reception hall features clean white walls and wood-effect flooring, creating a bright and airy entrance to the home. Natural light fills the space through a door with side windows, and the hallway connects to multiple rooms, offering a practical and inviting start to the property.

Living Room / Kitchen / Breakfast Room

21'2" x 9'10"

The open-plan living room and kitchen/breakfast room is a spacious and contemporary area designed for modern family living. The living area is complemented by natural light from multiple French doors and windows that overlook the garden. A multi-fuel burning stove provides a cosy focal point. The kitchen features sleek blue cabinetry with integrated appliances, a central island with breakfast bar seating, and direct access through French doors to the outdoor decking, making it perfect for indoor-outdoor entertaining.

Utility Room

10'7" x 6'9"

This utility room is fitted with modern navy blue units that provide ample storage and workspace. It houses space for a washing machine and dryer, with space on the countertop for additional appliances. The room is practical and well-organised, offering a useful area for laundry and household tasks.

Bedroom One

18'8" max x 10'6" max

The master bedroom is a peaceful retreat, carpeted in a soft neutral shade and featuring large mirrored wardrobes that provide generous storage. French doors open out onto the garden decking, filling the room with natural light. The space is complemented by an ensuite shower room accessed directly from the bedroom, adding a touch of luxury and privacy.

Bedroom Two

11'9" x 11'8" clear

This bedroom is comfortably sized with neutral décor and carpeted flooring. It features a window allowing natural light to brighten the room and built-in mirrored wardrobes providing ample storage. The space is versatile for a bedroom or guest room.

Bedroom Three

13'1" x 9'9"

Another well-proportioned bedroom with carpeted flooring and neutral walls. A window overlooks the outside, and built-in mirror fronted storage cupboards enhance the practicality of the room.

Bedroom Four

14'9" x 8'7"

This bedroom presents a bright and airy space, with soft carpeting and neutral walls. A window floods the room with daylight, making it suitable for family or guests.

Bedroom Five / Office

12'6" x 9'1"

This bedroom or office space offers a flexible layout with carpeted flooring and neutral walls. A window allows plenty of natural light to enter, making it suitable for work or rest.



Bathroom

9'3" x 6'4"

The family bathroom is well-appointed with modern fixtures and features a bath with shower, a vanity unit with storage, a toilet, and frosted windows that provide privacy while allowing natural light. The tiles are in a slate grey finish, complementing the contemporary look of the space.

Games Room, Bar & Living (Potential Annex)

28'10" x 15'1"

The games room, bar and living room is a large, versatile space with carpeted flooring and plenty of natural light from multiple windows. It is currently styled with a classic bar area and seating, a games table, and additional lounge seating around a multi-fuel burning stove, offering an excellent space for entertaining and relaxing.





Garden

The rear garden is a generous, well-maintained outdoor space with expansive lawns bordered by raised planting beds and mature shrubs. A large decking area offers multiple levels for seating or entertaining, adjacent to a koi pond adding a tranquil water feature. The garden is well enclosed and provides spectacular countryside views beyond the boundary wall, making it a relaxing retreat.



Exterior

The bungalow itself is a single-storey stone building with solar panels on the roof, and French doors opening out to the garden and decking, blending the indoor and outdoor living spaces. There is parking for numerous vehicles at the rear plus a large wood/coal store, detached garage, sheds and greenhouse. The large games room offers potential to convert to a annex subject to necessary planning permissions.

What three words location

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MISC

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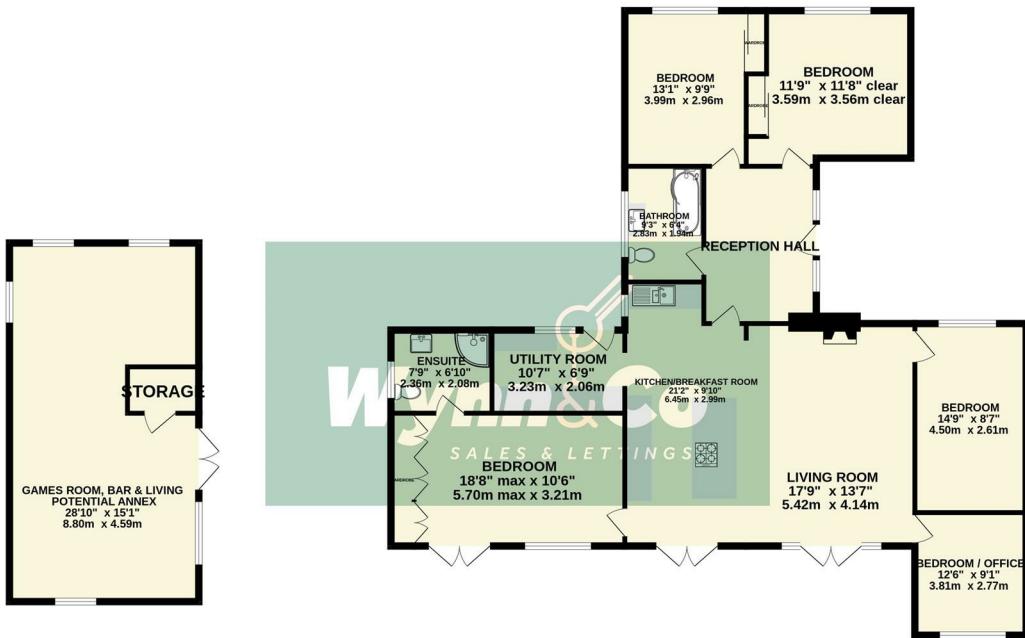




Beacon Heights Beacon Hill, Upton, Pontefract, WF9 1NH



GROUND FLOOR
1881 sq.ft. (174.8 sq.m.) approx.



FIVE BEDROOM BUNGALOW & ANNEX

TOTAL FLOOR AREA : 1881 sq.ft. (174.8 sq.m.) APPROX.

Whilst every attempt has been made to ensure accurate measurements are 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

DIRECTIONS

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