

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars 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 will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.



High Street, Upton, WF9 1HQ Four Bedroom 1930's Mid Terrace **Offers in Excess of £350,000**

Converted Old Police Station with Period Features Throughout :
Impressive Reception Hall with Opening Through to Dining Room :
Modern Kitchen Leading Through to Bright and Airy Lounge :
Downstairs W/C and Utility Room with Wide Range of Storage :
'Secret Access' Master Bedroom with Modern En-Suite and Dressing Room :
Modern Four Piece Family Bathroom : South Facing Garden with
Lawn, Raised Decking and Feature Wooden Hut : Double Driveway for
Off-Street Parking : Close to Local Schools and Motorway Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive and unique four bedroom mid terrace property situated within the poplar residential area of Upton.

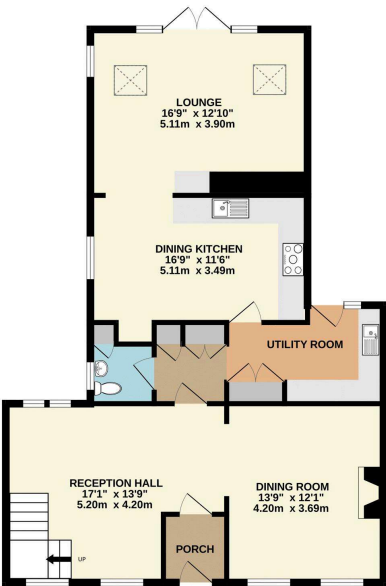
Beautifully presented throughout and retaining plenty of original 1930's features, this family home is located close to a full range of local amenities found within Upton and nearby Pontefract, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is within close proximity to good local schooling at both primary and secondary level with comprehensive transport links into Wakefield, Doncaster, Leeds and rail links to London and Manchester. There is also good commuting access to the A1, M1 and M62.

The property itself comprises to the ground floor; expansive open plan reception hallway through dining room, downstairs W/C, spacious utility room, modern dining kitchen and lounge with French doors leading out to rear garden. To the first floor; a good sized bedroom, a four piece house bathroom and library wall with secret built-in door leading to master bedroom. Master bedroom having modern en-suite and dressing room. To the second floor; two good sized bedrooms.

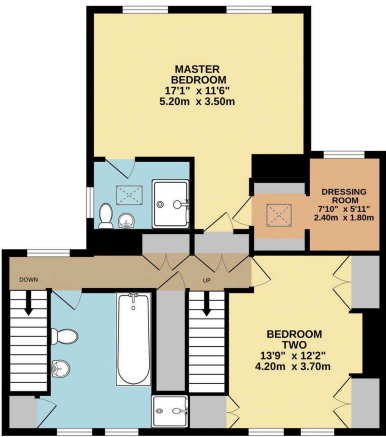
The property also benefits from having a south facing rear garden with a large raised decking perfect for Alfresco dining, a mature lawn with AstroTurf play area, large timber-built workshop and an impressive wooden hut with a feature wood burning stove for entertaining. In addition, there is a double driveway providing off-street parking. Retaining numerous original features including internal doors, light switches and a cast iron tiled fireplace, a viewing is highly recommended to appreciate the expansive and delightful accommodation this family home has to offer. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

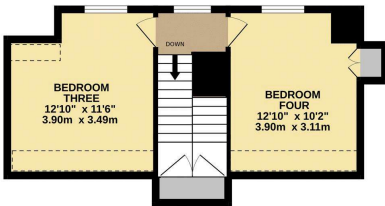
GROUND FLOOR
912 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR
741 sq.ft. (68.9 sq.m.) approx.



2ND FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 1998 sq.ft. (185.7 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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Entrance Porch

Solid wood door with window panels to front aspect, dado rail, Karndean wood effect flooring, central heating radiator, useful coat hooks, original 1930's light switch and door leading through into reception hallway.

Reception Hallway 13' 9" x 17' 1" (4.2m x 5.2m)

Karndean wood effect flooring throughout, double central heating radiator, original 1930's light switches, space for understairs storage, ceiling coving, two UPVC double glazed sash windows to front aspect, two UPVC double glazed windows to rear aspect, staircase with timber balustrade leading to first floor, opening leading through to dining room and door leading through to inner hallway.

Dining Room 13' 9" x 12' 1" (4.2m x 3.69m)

A bright and airy room having two UPVC double glazed sash windows to front aspect, dado rail, original 1930's light switch, wall-mounted lights, double central heating radiator, ceiling coving, Karndean wood effect flooring and feature original gas fireplace with a tiled hearth, back and a decorative wooden surround.

Inner Hallway

Range of built-in storage cupboards, Karndean wood effect flooring, opening leading through to utility and door leading through to downstairs W/C.

Downstairs W/C 4' 11" x 4' 11" (1.5m x 1.5m)

Two piece suite comprising of a low level W/C and a floating hand wash basin with stainless steel mixer tap, UPVC double glazed window to side aspect, built-in storage cupboard housing central heating boiler, central heating radiator and Karndean wood effect flooring.

Utility Room 6' 3" x 17' 9" (1.9m x 5.4m)

A good size utility room having low level storage units with granite effect roll-edged work surfaces over, tiling to part walls, large built-in storage cupboard, space and plumbing for washing machine and tumble dryer, stainless steel sink with drainer and mixer tap, UPVC door and window to rear aspect, central heating radiator and Karndean wood effect flooring.

Dining Kitchen 11' 5" x 16' 9" (3.49m x 5.11m)

A spacious kitchen having matching high and low level 'high gloss' storage units with granite work surfaces over, stainless steel sink with half sink, drainer and mixer tap, integrated five-ringed gas hob with extractor fan over and double oven beneath, Karndean wood effect flooring, space for large 'American style' fridge-freezer, central heating radiator, panelling to half walls, spotlights to ceiling, UPVC double glazed window to side aspect and opening leading through into lounge.

Lounge 12' 10" x 16' 9" (3.9m x 5.11m)

Solid wood flooring throughout, panelling to half walls, spotlights to ceiling, UPVC double glazed window to side aspect, two Velux windows, TV point and French doors leading out to rear garden.

First Floor Landing

UPVC double glazed sash window to rear aspect, double central heating radiator, large built-in storage cupboard, feature library wall with built-in storage and secret door leading to master bedroom.

Master Bedroom 11' 6" x 17' 1" (3.5m x 5.2m)

An expansive bedroom having two UPVC double glazed sash windows to rear aspect, two central heating radiators with complimentary covers, loft access, Karndean wood effect flooring, door leading through into en-suite and dressing room.

En-Suite 5' 7" x 7' 10" (1.7m x 2.4m)

Three piece suite comprising of a low level W/C with hidden cistern, a floating hand wash basin with mixer tap and a walk-in double shower cubicle with waterfall shower over, Karndean wood effect flooring, tiled walls, spotlights to ceiling, wall-mounted heated towel rail/radiator, Velux window and UPVC double glazed opaque window to side aspect.

Dressing Room 7' 10" x 5' 11" (2.4m x 1.8m)

A spacious dressing room having built-in storage, shelving and cupboard space, Velux window, Karndean wood effect flooring, spotlights to ceiling, step down to second area with space for dressing table and UPVC double glazed window to rear aspect.

Bedroom Two 13' 9" x 12' 2" (4.2m x 3.7m)

Central heating radiator with complimentary cover, two UPVC double glazed sash windows to front aspect and a range of built in wardrobes/storage cupboards.

House Bathroom 10' 10" x 11' 2" (3.3m x 3.4m)

A larger than average four piece suite comprising of a low level W/C, floating hand wash basin with mixer tap, bath with tiled surround and splashbacks, walk-in shower cubicle with waterfall shower over and spotlighting, built-in storage cupboards, Karndean wood effect flooring, heated towel rail/radiator and two UPVC double glazed opaque sash windows to front aspect.

Second Floor Landing

UPVC double glazed window to rear aspect, panelling to half walls and two built-in storage cupboards.

Bedroom Three 12' 10" x 11' 5" (3.9m x 3.49m)

UPVC double glazed window to rear aspect, central heating radiator, panelling to half walls and TV point.

Bedroom Four 12' 10" x 10' 2" (3.9m x 3.11m)

UPVC double glazed window to rear aspect, central heating radiator, built-in storage within eaves, panelling to half walls and TV point.

Outside

The front of the property has a garden which is mainly laid to lawn with low maintenance hedging to borders, brick wall and picket fencing to boundaries with electric car charging point. Rear garden having a large decking area, ideal for entertaining with space for numerous social seating areas, with a timber pergola over and mature entwined Wisteria tree. Steps lead down to a good sized lawn with an astroturf children's play area, borders incorporating mature bushes, plants and trees, timber fencing to boundaries and a feature open wooden garden hut with wood burning stove, seating and electric. In addition, there is a timber workshop having windows to side and rear aspects, double doors and further pedestrian door to access, built-in storage and electric. To the side of the property is a timber shed and water point. Off-street vehicle parking is provided by means of a block paved driveway.

Property Details: D1