



MOVE MAKER

Sales • Lettings • Property Management



25 Bell Street

Upton, Pontefract, , WF9 1LD

Offers In Region Of £125,000

Property Features

- Mid Terraced House
- Entrance
- Lounge
- Kitchen
- Bathroom
- Three Bedrooms
- Gardens front & rear
- Redecorated throughout
- Ideal first time purchase
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Full Description

FRONT

Mainly lawned garden with borders enclosed by timber boundary fencing. Step to the front door and pathway through the shared ginnel to the rear.

ENTRANCE

A upvc entrance door leads into the entrance vestibule. Neutral decor with new hardwearing carpet to the floor. Chrome coat hook, stairs to the first floor and six panel door into the lounge.

LOUNGE

13' 04" x 12' 03" (4.06m x 3.73m)

A front facing room in neutral shades with dado rail and having coving to the ceiling. White ornate fire surround with a cream marble interior and hearth and a brand new electric fire. New carpet. Radiator.



KITCHEN

9' 11" x 9' 03" (3.02m x 2.82m)

Having a range of recently refurbished matt grey base and wall units with black work surfaces, extending to form breakfast bar. Stainless steel sink with mixer tap, Lamona electric oven and Logic ceramic hob with contrasting tiles to the splash backs. New black tile effect vinyl flooring. Radiator.



BATHROOM

9' 03" x 5' 01" (2.82m x 1.55m)

Being half tiled and having a three piece suite in white. Chrome mixer tap/shower attachment. New black tile effect vinyl flooring. Door into store cupboard housing a Baxi combi boiler.



LANDING

Six panel doors into all bedrooms.



BEDROOM ONE

12' 04" x 10' 09" (3.76m x 3.28m)

A front facing room decorated in neutral shades with floral wallpaper to two walls. Built-in storage cupboards with louvre doors. Radiator.



BEDROOM TWO

12' 01" x 8' 01" (3.68m x 2.46m)

A rear facing room in neutral shades. Radiator.



BEDROOM THREE

9' 01" x 7' 0" (2.77m x 2.13m)

A rear facing room in neutral shades. Radiator.



REAR

A long lawned garden with concrete patio to the rear. Timber boundary fencing.



ADDITIONAL PHOTO



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements