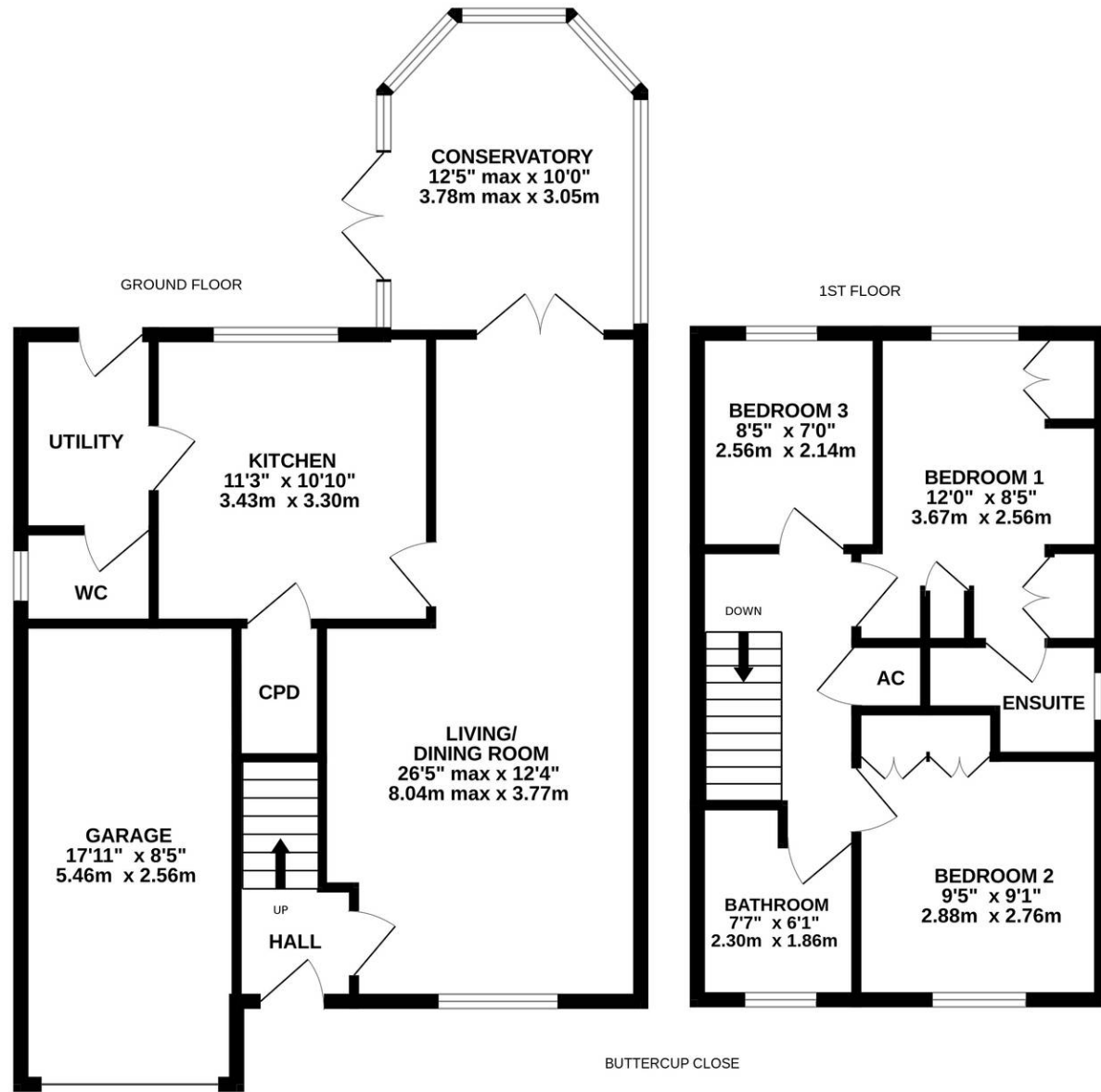




Buttercup Close, Upton

Pontefract, WF9

Offers in Region of **£265,000**



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Buttercup Close

Upton, Pontefract

A BEAUTIFULLY POSITIONED THREE BEDROOM DETACHED FAMILY HOME THAT HAS MUCH MORE SPACE INTERNALLY AND EXTERNALLY THAN MIGHT FIRST BE APPRECIATED. WITH A SUPER GARDEN ROOM ADJOINING AND OVERLOOKING THE PROPERTY'S REAR GARDENS, THE HOME HAS THREE BEDROOMS, TWO OF WHICH ARE DOUBLES AND HAS HAD THE BATHROOM, EN-SUITE AND DOWNSTAIRS W.C UPGRADED IN RECENT TIMES.

With high quality fittings throughout, the home briefly comprises; entrance lobby, good sized lounge, adjoining dining room with glazed doors through to the garden room, well presented breakfast kitchen with pleasant view out over the rear gardens, utility room, downstairs W.C, three bedrooms and house bathroom. It features a high quality driveway and pleasant village location with superb commuter links, the home is offered at a competitive price and viewing is recommended without delay.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- BEAUTIFULLY POSITIONED
- THREE BEDROOM DETACHED FAMILY HOME
- WITH A SUPER GARDEN ROOM
- THE BATHROOM, EN-SUITE AND DOWNSTAIRS W.C HAVE BEEN UPGRADED IN RECENT TIMES

Simon Blyth

EST. 1975

ENTRANCE

High quality door with inset edged glazing gives access through to the entrance lobby. This has attractive timber effect flooring and is decorated to a high standard, there is coving to the ceiling and a doorway leads through to the lounge.

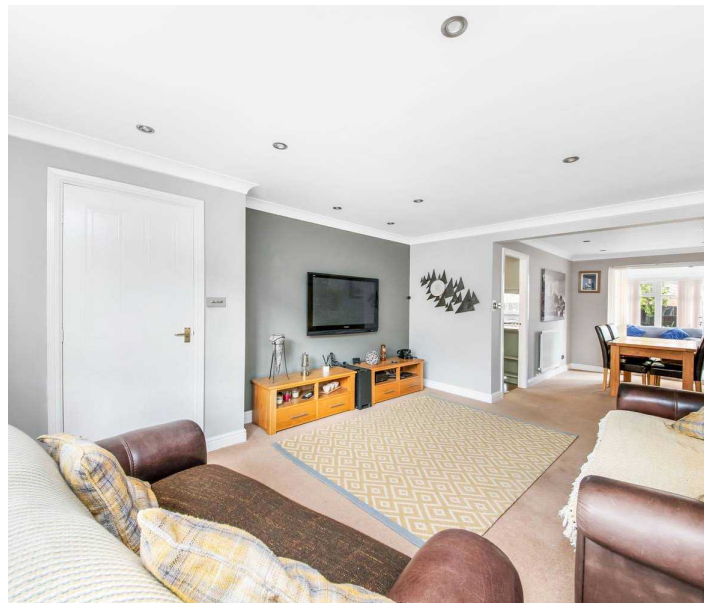
LOUNGE

26' 4" x 12' 4" (8.04m x 3.77m)

This with open plan dining area is a good sized room and has views and light via windows to both the front and rear. The front window gives a pleasant outlook and a good amount of light to the area. There is inset spotlighting to the ceiling, coving, and provisions for wall mounted TV.

DINING AREA

The dining area once again has inset spotlighting to the ceiling, and coving. Twin glazed doors lead through to the garden room.





GARDEN ROOM

12' 5" x 10' 0" (3.78m x 3.05m)

This as the photographs suggest is a particularly pleasant room. It has high quality flooring with underfloor heating, windows to three sides and fabulous high ceilings with inset spotlighting to the centre. Twin glazed doors give access out to the enclosed rear gardens and in particular, the paved patio and lawn. There are provisions for wall mounted TV, two wall light points and a doorway leads through to the breakfast kitchen.

BREAKFAST KITCHEN

11' 3" x 10' 10" (3.43m x 3.30m)

This once again, as the photographs suggests is a particularly large room and has a lovely outlook over the property's rear gardens. There is inset spotlighting to the ceiling, attractive flooring, a range of units at both the high and low level, with a large amount of working surfaces including breakfast bar, inset one and a half bowl sink unit with mixer tap over, integrated fridge and integrated oven with gas hob and extractor fan in pull out canopy over. All of the working surfaces have decorative tiled splashbacks, under unit lighting and there is a useful under stairs storage cupboard. A doorway leads through to the utility room.



UTILITY ROOM

This has a glazed door out to the rear gardens and a broad work surface with plumbing for an automatic washing machine, space for a dryer and additional space for freezer, high level storage cupboards, wall mounted gas fired central heating boiler, attractive splashbacks to the working surface, extractor fan and a doorway leads through to the downstairs W.C.



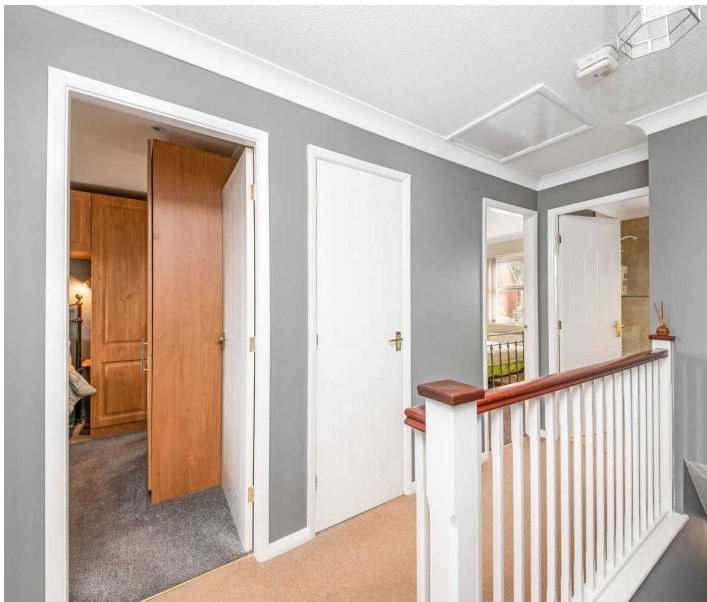


DOWNSTAIRS W.C

This with spotlighting, it also has an obscured glazed window, ceramic flooring, high quality tiling, low levelled W.C and a wall mounted stylish wash hand basin.

FIRST FLOOR LANDING

From the entrance lobby, a staircase rises up to the first floor landing. This first floor landing is of a good size, it has a loft access point and a shelved airing cupboard being home for the insulated hot water tank.



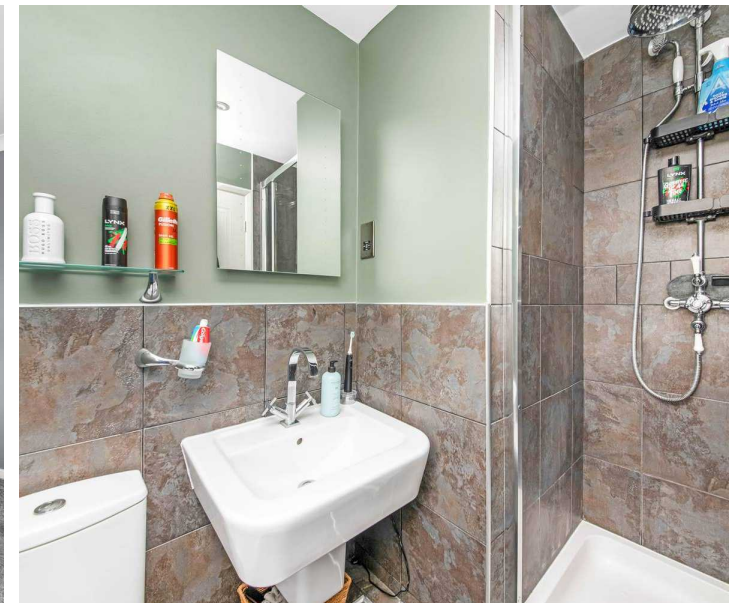
BEDROOM ONE

12' 0" x 8' 5" (3.67m x 2.56m)

With a lovely outlook to the rear, this bedroom has a large amount of bedroom furniture including robes, provisions for wall mounted TV, coving to the ceiling and inset spotlighting.

BEDROOM ONE EN-SUITE

Once again, fitted to a high standard. There is a wall mounted stylish wash hand basin with mixer tap over, low levelled W.C, shower cubicle with high specification chrome fittings, extractor fan, ceramic tiled flooring, ceramic tiling to the half-height and full height where appropriate, illuminated mirror over the wash hand basin, shaver socket, inset spotlighting and obscured glazed window.





BEDROOM TWO

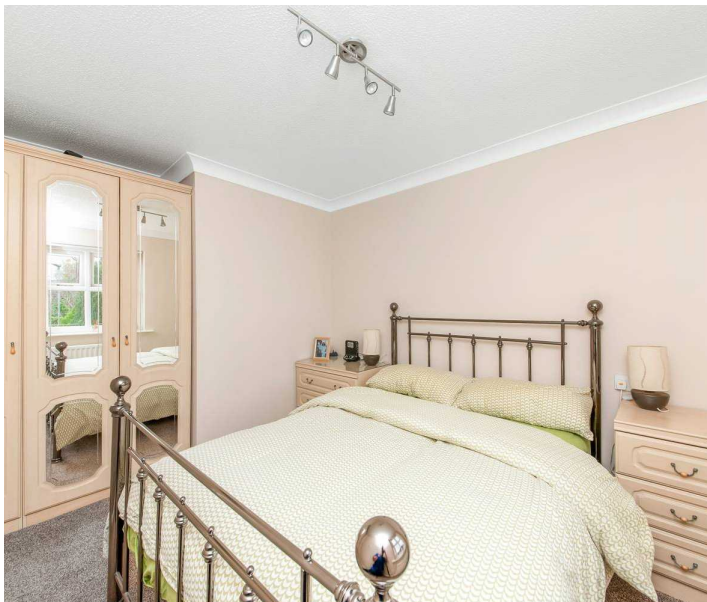
9' 5" x 9' 1" (2.88m x 2.76m)

Once again, a double room with a pleasant outlook to the front, coving to the ceiling, provisions for a wall mounted TV, and bank of in built robes.

BEDROOM THREE

8' 5" x 7' 0" (2.56m x 2.14m)

Positioned to the rear, this good sized single room once again, has provisions for a wall mounted TV, coving to the ceilings, and pleasant views out over the property's rear gardens.



HOUSE BATHROOM

7' 7" x 6' 1" (2.30m x 1.86m)

Refitted in recent times, this house bathroom has superb tiling. As the photographs suggest, there is tiling to the floor and walls where appropriate, particularly around the shaped bath which has a high specification shower and glazed screen over. There is inset spotlighting to the ceiling, an extractor fan, good sized obscured glazed window, stylish wash hand basin with mixer tap being wall mounted and a low levelled W.C.





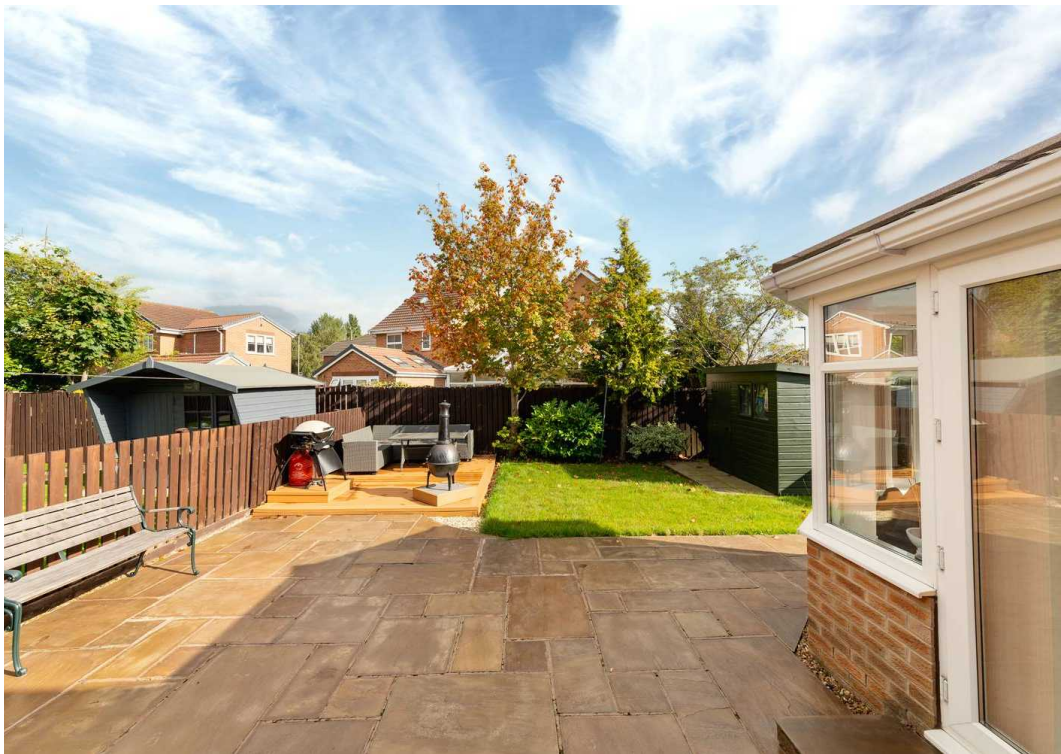
OUTSIDE

The property occupies a much larger plot than might first be imagined. To the front there is a superb, cobbled effect driveway providing parking for 2/3 vehicles and having a pathway to the main entrance door. This pathway also continues down the side of the home down to the superb enclosed rear gardens. This has stone flagging and a raised decked area, all is superbly presented, there is a shaped lawn, and a good sized garden shed. The garden is accessed from both sides of the property, having external lighting and a delightful mixture of mature shrubbery and trees. There is also an additional area to the side of the property providing additional scope if so desired, this is currently down to low maintenance gardens.

ADDITIONAL INFORMATION

It should be noted that the property has gas fired central heating, uPVC double glazing, external lighting, and an alarm system. Carpets, curtains and certain other extras may be available via separate negotiation.





ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property.

Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 09/10/2024.

PROPERTY VIEWING NOTES -

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