



MOVE MAKER

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44 Clayton Avenue

Upton, Pontefract, , WF9 1JZ

Starting Bid £90,000

Property Features

- Mid Terraced House
- Lounge
- Dining Area
- Kitchen
- Bathroom
- Three Bedrooms
- Gas central heating
- Gardens front & rear
- BEING SOLD WITH TENANT IN SITU
-

Full Description

FRONT

Lawned garden with timber fencing. Pathway up to the front door and down through to the rear garden.

LOUNGE

15' 05" x 13' 06" (4.7m x 4.11m)

A white Upvc entrance door leads directly into the lounge. Open staircase to the first floor. Radiator. The lounge opens into the dining area.



DINING AREA

9' 08" x 6' 04" (2.95m x 1.93m)

Wood effect laminate flooring. Two wall light points. Radiator. Door into the kitchen.



KITCHEN

13' 02" x 10' 06" (4.01m x 3.2m)

Having white units with chop board effect work surfaces. Round stainless steel sink and drainer with mixer tap. Brick effect to the walls and vinyl flooring. White Upvc door to the rear. Plumbing for washer. Radiator.



ADDITIONAL KITCHEN PHOTO



ENTRANCE HALL

A part glazed door leads into the entrance from the side of the property. Vinyl flooring. Door to the bathroom.



BATHROOM

9' 02" x 8' 01" (2.79m x 2.46m)

A ground floor bathroom being partially tiled. White suite comprising low flush wc, pedestal wash basin and a panelled bath. Quadrant shower cubicle with and electric shower. Vinyl flooring. Radiator.



BEDROOM ONE

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

A front facing room. Storage cupboard. Radiator.



BEDROOM TWO

12' 00" x 8' 02" (3.66m x 2.49m)

A rear facing room. Cupboard housing the Baxi combi boiler. Radiator.



BEDROOM THREE

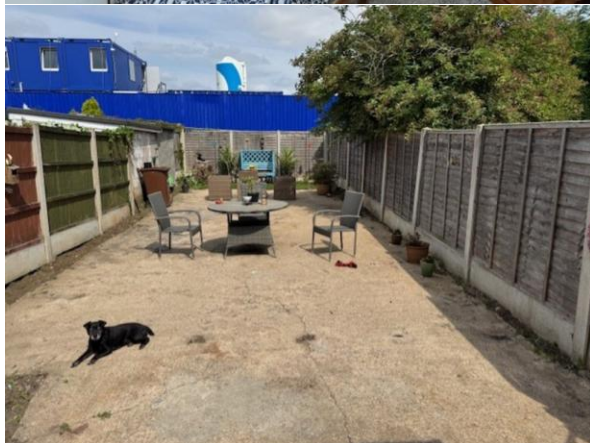
8' 11" x 6' 11" (2.72m x 2.11m)

A rear facing room. Radiator.



REAR

A low maintenance rear garden with timber boundary fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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