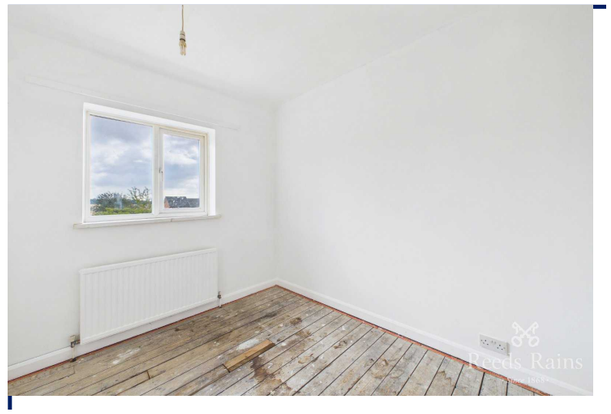

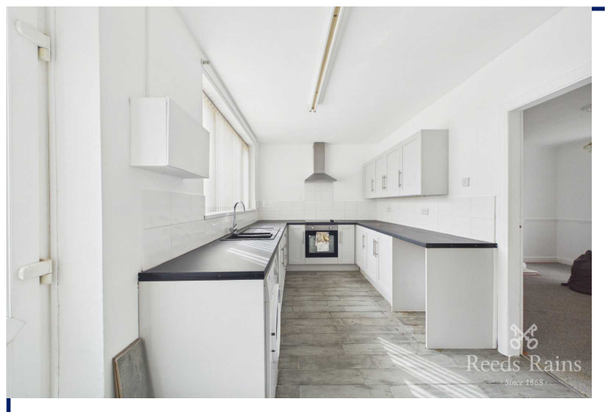

School Street, Upton, Pontefract,
West Yorkshire, WF9

Asking Price: £150,000 To be advised

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

School Street, Upton, Pontefract, West Yorkshire, WF9
Asking Price: £150,000 To be advised

Council Tax Band:
EPC Rating: TBC

Are you looking for the perfect family home, or perhaps you're a first-time buyer ready to take that exciting first step onto the property ladder?
Come inside and take a look at this spacious two-bedroom terrace home in Upton.
With generous living space and a larger-than-average garden, there's plenty of room to relax, entertain and enjoy the outdoors.

GROUND FLOOR

Entrance Hall
Stairs leading to the first floor, Radiator.

Living Room
12' x 13'5" (3.66m x 4.1m)
Window overlooking the front elevation, radiator.

Dining Kitchen
8'1" x 17'11" (2.46m x 5.46m)
Fully fitted kitchen with a range of wall and base units , incorporating sink and drainer, plumbing for washing machine. Window overlooking the rear elevation .

FIRST FLOOR

Bedroom One
10'1" x 15' (3.07m x 4.57m)
Window overlooking the front eleavtion, storage cupboard, radiator.

Bedroom Two
10'3" x 9'1" (3.12m x 2.77m)
Window overlooking the rear elevation.

House Bathroom
Three piece suite comprising of wash hand basin , low level wc and wash hand basin, radiator . Window overlooking the rear elevation.

Exterior
To the front of the property is a lawned area with a path leading to the garden at the rear.

Council Tax
Council Tax Band A

Agents Notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsco 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

For full EPC please contact the branch.

Other important information which you will need to know about this property can be found at reedsrains.co.uk