



HODSONS



ASKING PRICE

£147,000

Second Avenue

Upton, WF9 1BW



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Situated in a pleasant cul-de-sac, this well-presented semi-detached home offers an excellent opportunity for first-time buyers or downsizers. The property boasts a modern fitted kitchen and bathroom, ensuring a stylish and comfortable living environment.

A dual-aspect lounge fills the space with natural light, creating a warm and inviting atmosphere. Upstairs, there are two generous double bedrooms, both well-proportioned and ideal for a variety of needs.

Externally, the home benefits from gardens to both the front and rear, providing outdoor space for relaxation or entertaining. Off-road parking to the front adds further convenience.

Located in Upton, Pontefract, a well-connected village offering a blend of local amenities, schools, and countryside walks, this home is perfectly placed for those seeking a balance between village charm and accessibility. Excellent road links, including easy access to the A1(M), make commuting straightforward.

A fantastic home in a desirable location—early viewing is highly recommended!

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1

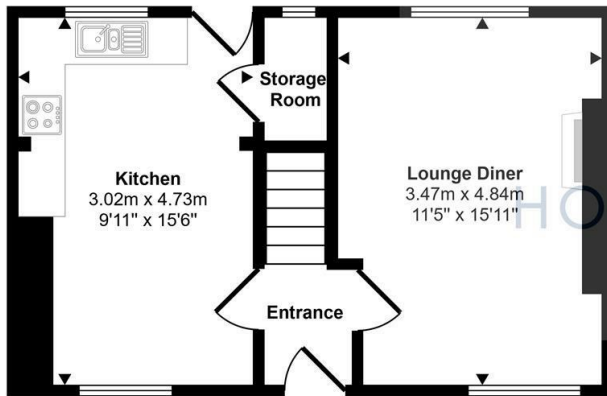


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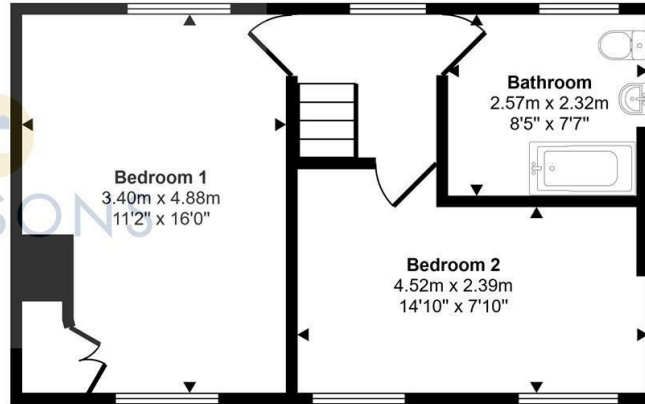




Approx Gross Internal Area
76 sq m / 814 sq ft



Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 39 sq m / 423 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Wakefield

TENURE

Freehold

COUNCIL TAX BAND

A

VIEWINGS

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements



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