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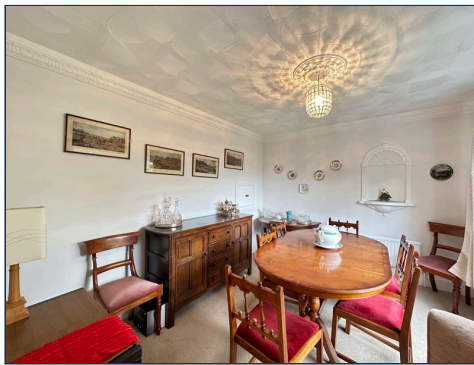
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Penarth Avenue, Upton, WF9 1DH Three Bedroom Detached Bungalow **Offers in Excess of £275,000**

**No Onward Chain : Generous Lounge with Feature Fireplace and Patio Doors :
Separate Dining Room with Dual Aspect Windows : Fitted Breakfast Kitchen
Plus Large Utility : Good Sized Bedrooms Throughout : Spacious Shower Room
and Additional W/C : Integral Garage with Power and Lighting : Private Well
Screened Gardens with Lawn and Patio Seating Areas : Close to Local Shops,
Schools and Good Transport Links**

PROPERTY DETAILS

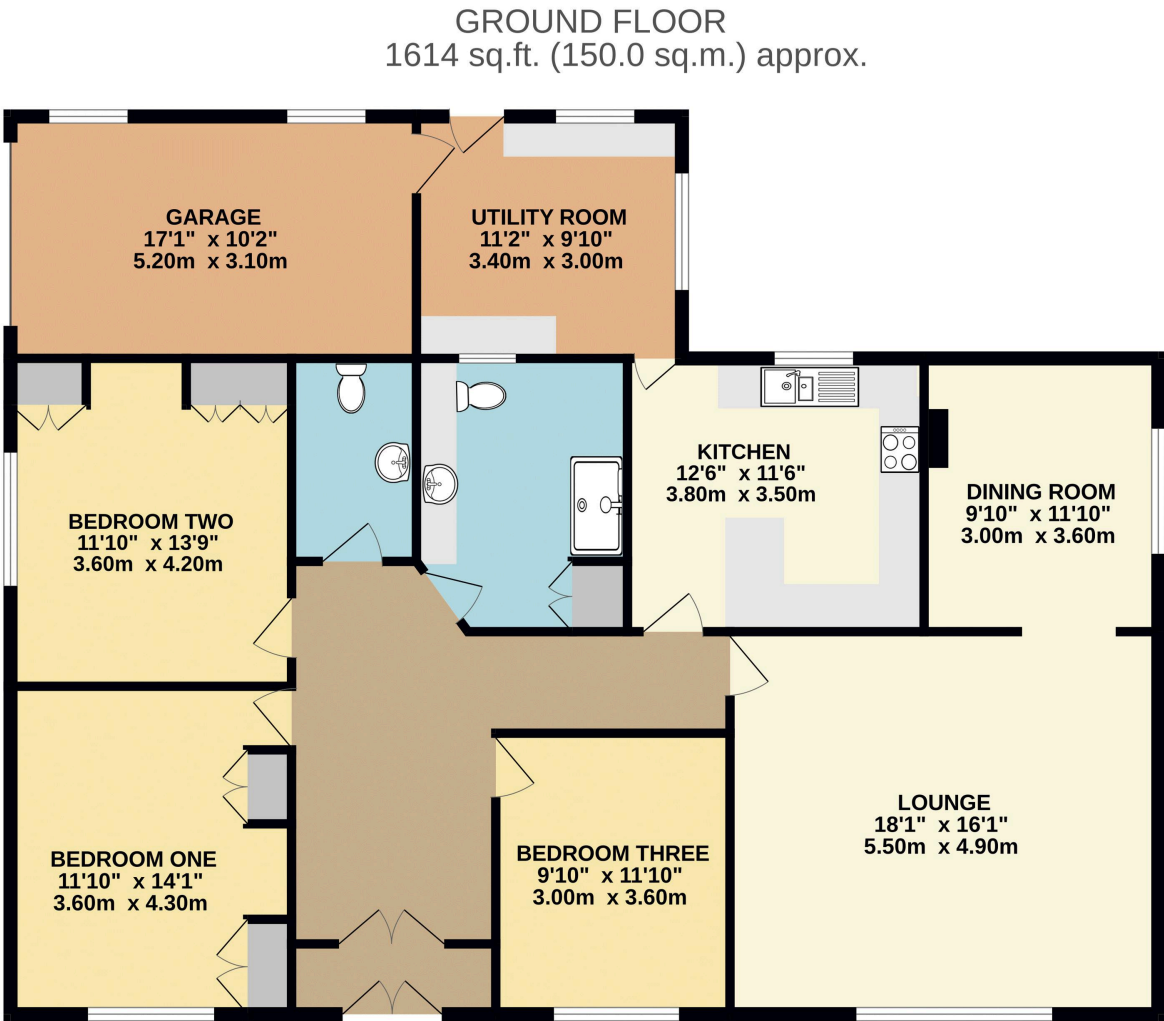
Enfields are delighted to offer for sale this spacious three bedroom detached bungalow, set on a generous private plot within the heart of Upton. Offered to the market with no onward chain, this property presents an excellent opportunity for those seeking a well proportioned single storey home with scope to update and personalise.

The accommodation briefly comprises; welcoming entrance hallway, expansive lounge with sliding patio doors opening to the garden, separate dining room with dual aspect windows, fitted breakfast kitchen, and a practical utility room with access to the integral garage. There are three good sized bedrooms, two of which benefit from fitted wardrobes, together with a modern shower room and additional W/C. Externally, the property enjoys established and well screened gardens, offering privacy and space for outdoor entertaining, together with a driveway providing off-street parking and access to the garage.

Situated in a sought after residential position, this bungalow provides easy access to Upton’s local shops, schools and amenities, whilst also being ideally placed for commuter links to Pontefract, Wakefield, Doncaster and beyond.

This property represents a rare opportunity to secure a detached bungalow of this size in such a desirable location, with fantastic potential to create a long term family home. Freehold: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields

FLOOR PLANS



TOTAL FLOOR AREA : 1614 sq.ft. (150.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Porch

Enter through UPVC door with double glazed opaque window panel to front aspect. Decorative picture railing to walls. Double doors leading through to inner hallway.

Inner Hallway

Gas central heated radiator, decorative picture railing, decorative coving to walls and loft access. Doors leading into other rooms.

Lounge

16' 1" x 18' 1" (4.90m x 5.50m)

Gas central heated radiators and UPVC double glazed window to front aspect. UPVC double glazed sliding door to side aspect. Decorative ceiling coving and ceiling roses. Feature electric fireplace with a tiled hearth and archway opening through to dining room.

Dining Room

11' 10" x 9' 10" (3.60m x 3.00m)

UPVC double glazed window to side aspect. Gas central heated radiator and decorative ceiling rose and coving.

Kitchen

11' 6" x 12' 6" (3.50m x 3.80m)

Matching high and low level storage units with laminate roll edged work surfaces over. Inset one and a half sink with draining board and chrome mixer tap. Integrated four ring electric hob, oven and grill and full size fridge freezer. Tiled flooring and walls throughout. Gas central heated radiator. Breakfast bar. UPVC double glazed window to rear aspect and door leading through to utility. Serving window through to dining room.

Utility Room

9' 10" x 11' 2" (3.00m x 3.40m)

Matching high and low level storage units with laminate roll edged work surfaces. Space and plumbing for washing machine. Space for full size fridge freezer and tumble dryer. Tiled half walls to splash prone areas. Tiled flooring and UPVC double glazed windows to side and rear aspect. Door through to garage and UPVC door to rear aspect.

W/C

Comprising of a low level W/C with soft close mechanism. Hand wash basin mounted over vanity unit with chrome mixer tap. Gas central heated radiator and tiled half walls.

Shower Room

11' 6" x 8' 10" (3.50m x 2.70m)

Three piece suite comprising of a low level W/C with soft close mechanism and a hidden cistern. Handwash basin mounted over vanity unit with chrome mixer tap. Walk in mains fed thermostatic controlled shower with showerhead attachment. Tiled floor and walls throughout. Wall mounted chrome gas central heated towel rail. Recess spotlights and opaque window to rear aspect. Built in storage and airing cupboard.

Bedroom One

14' 1" x 11' 10" (4.30m x 3.60m)

Gas central heated radiator and UPVC double glazed window to front aspect. Decorative ceiling rose and built in wardrobes.

Bedroom Two

13' 9" x 11' 10" (4.20m x 3.60m)

Gas central heated radiator and UPVC double glazed window to side aspect. Decorative ceiling rose/ picture railings and built in wardrobes.

Bedroom Three

11' 10" x 9' 10" (3.60m x 3.00m)

Gas central heated radiator and UPVC double glazed window to side aspect. Decorative ceiling rose.

Outside

Front of the property has a garden area which is mainly laid to lawn with a stone walkway leading to a raised stone porch entered through a wrought iron gate. Bushes, shrubs and trees to borders. Brick walling and hedging to boundaries. Side garden accessed via stone walkway and having a large stone patio area ideal for seating. Garden which is mainly laid to lawn with bushes, shrubs and trees to borders. Brick walling and hedging to boundaries. Stone walkway leading to rear of the property which has an outside tap. Access door to utility. A large block paved driveway providing multiple off street vehicle parking at the side of the property leading to an attached garage with an up and over door and power/lighting. Garage having UPVC double glazed windows to rear aspect.

Property Particulars D1