



6 Grosvenor Avenue, Upton, Pontefract, WF9 1DQ

This stunning 3 bed semi detached in Upton has been renovated and extended beyond belief.

This charming property has retained plenty of charm during its renovation, with Yorkshire stone being sympathetically used in the property to enhance the features and the stunning reclaimed brick wall in the amazing extension.

The property briefly comprises, hallway with Yorkshire Stone, leading to the snug with the original flooring and a feature fireplace. The open plan newly fitted kitchen leads through to the dining room and into the lounge extension with vaulted ceiling and bi-fold doors leading onto the enclosed, well maintained garden with summer house.

Upstairs you will find 3 generous bedrooms and house bathroom.

This is truly a property that you do not want to miss,

£250,000

- 3 Bed Extended Semi Detached
- Beautiful Open Plan Kitchen/Dining/Living Area
- Utility Room
- Separate Snug/Living Room
- 3 Generous Bedrooms
- House Bathroom
- Off Road Parking
- Beautiful Garden With Summer House



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	63	76
EU Directive 2002/91/EC		