

**103 Clayton Avenue,
Upton, WF9 1LA**



- # Ideal opportunity for a first time buyer/young family/investment
- # 3 Bedroom Inner Terrace House
- # Gas fired central heating and UPVC double glazing
- # Modern range of cupboard and drawer units to kitchen with built in oven/hob
- # 4-piece bathroom suite that includes panelled bath, Separate shower cubicle, wash basin and w.c.
- # Gardens to the front and rear and parking to the Front road.
- # Energy Rating 'E'

GUIDE PRICE**£120,000**

DESCRIPTION

We are pleased to offer for sale this 3 Bedroom Mid Terrace Property which is an excellent opportunity for a first time buyer, young family or investor. Having gas fired central heating and UPVC double glazing. The accommodation features Lounge, Dining Kitchen with a range of modern base and wall mounted cupboard and drawer units that includes a built in electric oven and hob. There are three bedrooms to the first floor in addition to a good sized bathroom that incorporates a 4 piece suite with a panelled bath, separate shower cubicle, wash basin and low flush w.c. Outside, the property has a garden to the front and a further enclosed garden area at the rear.

The Accommodation comprises: -

GROUND FLOOR

FRONT ENTRANCE HALL/STAIRS with central heating radiator.

LOUNGE: - 13ft 4in x 12ft 2in (4.08m x 3.72m) with an Adam style fireplace with marble effect insert/hearth, double panel central heating radiator and coving to ceiling.

DINING KITCHEN: - 15ft 4in x 9ft 3in (4.69m x 2.83m) with a range of base and wall mounted cupboard and drawer units together with worktops, stainless steel sink unit, built in 'Logic' electric oven, 'Beko' electric hob with extractor hood above, plumbing for automatic washer and a central heating radiator.

Staircase leads to: -

FIRST FLOOR

LANDING

REAR BEDROOM No. 1: - 12ft 1in x 9ft 4in (3.7m x 2.86m) with central heating radiator.

FRONT BEDROOM No. 2: - 10ft 9in x 9ft 3in (3.29m x 2.84m) with heating radiator.

REAR BEDROOM No. 3: - 10ft x 9ft 1in (3.07m x 2.77m) plus store cupboard over stairs and with a central heating radiator.

BATHROOM contains a white 4-piece suite that includes a panelled bath, separate shower cubicle with 'Triton' electric shower, pedestal wash basin and a low flush w.c. Central heating radiator.

OUTSIDE: - The property has a garden to the front and there is an enclosed garden to the rear that can be accessed from both the property and from a shared passageway between numbers 103 & 105.

SERVICES

All Mains Services are assumed to be connected and gas central heating is installed.

TENURE

It is assumed that the site is freehold.

The property is being offered for sale with the benefit of vacant possession but at the time of marketing the property is currently let.

COUNCIL TAX

Wakefield MDC Property Band A.

VIEWING

Strictly by prior appointment with the Agents



Ground Floor



First Floor

For Identification Purposes Only

NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property

