



**Grosvenor Avenue
Upton
Pontefract
West Yorkshire
WF9 1DQ**

Offers in Excess of £189,000

bettermove

Grosvenor Avenue

Pontefract

Bettermove are proud to present this 3 bedroom semi-detached house in the sought after area of Upton.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is B.

The interior of this beautifully presented property comprises two spacious reception rooms and the extended fitted kitchen to the rear on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

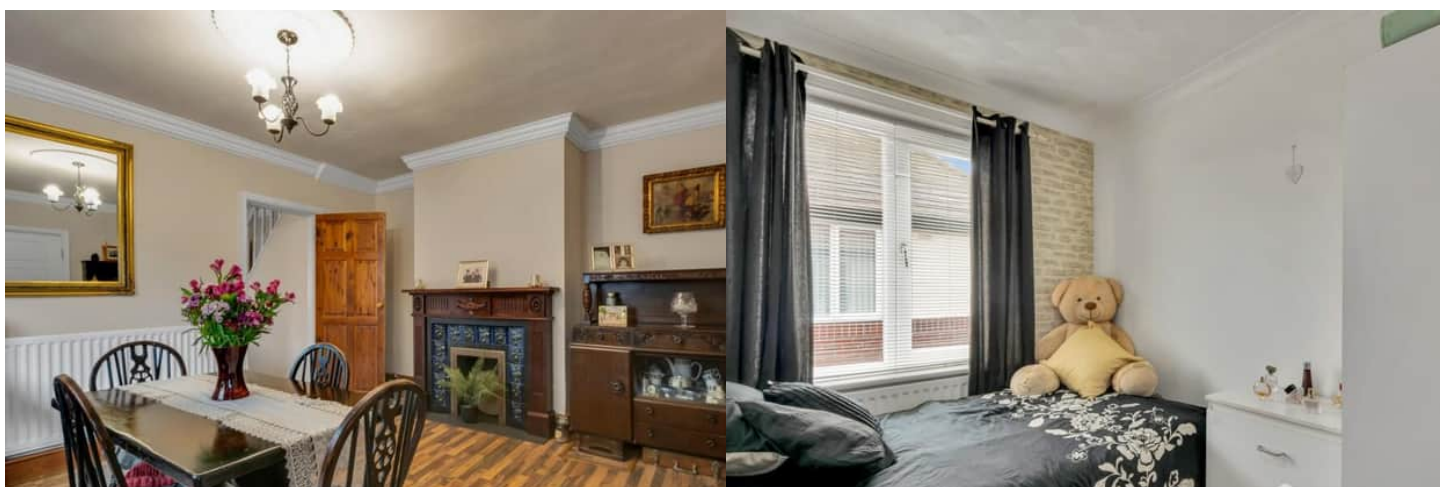
Located in the popular village of Upton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Doncaster Road, the A1 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





APPROX GROSS INTERNAL AREA
 GROUND FLOOR: 462 SQ FT, 47m², FIRST FLOOR: 414 SQ FT, 38.5m²
 TOTAL: 876 SQ FT, 85.5m²

This floor plan is for illustrative purposes only. It is not drawn to scale. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			83
(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, Scotland & Wales		EU Directive 2002/91/EC	



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