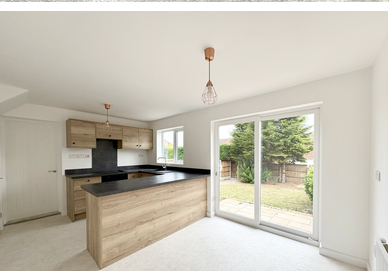


Anson Grove  
Auckley  
DN9 3QN  
01302 867888



# Beacon View, Pontefract

£225,000

3Keys Property are delighted to offer for sale this beautifully refurbished, 4 bedroom semi detached family home with no onward chain. Finished to an immaculate standard throughout, this spacious four-bedroom property boasts a brand-new kitchen, a stylish new ensuite, and generous living spaces including two reception rooms and a bright kitchen/diner - perfect for modern family life. Additional features include a practical utility room, an enclosed rear garden with grass lawn and patio area ideal for outdoor entertaining, and ample room for the whole family to enjoy. Nestled in the sought-after village of Upton, Pontefract, this home offers the perfect blend of comfort, convenience, and countryside charm. Contact 3Keys Property for details 01302 867888.

- 4 BEDROOM SEMI DETACHED FAMILY HOME
- NO CHAIN, OFFERED WITH VACANT POSSESSION
- 2 RECEPTION ROOMS
- PRINCIPAL BEDROOM WITH STUNNING ENSUITE
- LARGE REAR GARDEN WITH PATIO AND LAWN
- REFURBISHED AND IN IMMACULATE ORDER THROUGHOUT
- NEWLY FITTED KITCHEN WITH INTEGRAL APPLIANCES
- KITCHEN/DINER WITH SLIDING DOORS ONTO GARDEN
- FAMILY BATHROOM & UTILITY
- DRIVEWAY FOR PARKING



PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale this beautifully refurbished, 4 bedroom semi detached family home. Finished to an immaculate standard throughout, this spacious four-bedroom property boasts a brand-new kitchen, a stylish new ensuite, and generous living spaces including two reception rooms and a bright kitchen/diner - perfect for modern family life. Additional features include a practical utility room, an enclosed rear garden with grass lawn and patio area ideal for outdoor entertaining with ample room for the whole family to enjoy and driveway with parking for 3 cars. Nestled in the sought-after village of Upton, Pontefract, this home offers the perfect blend of comfort, convenience, and countryside charm.

Upon entering, the entrance hall gives access to the lounge and stairs to the first floor. Fitted with carpet and single pendant light fitting.

The front-facing lounge is bright and inviting, with a large window allowing natural light to fill the room. Generous in proportion, this reception room is ideal for relaxing with the family. Carpet fitted to the floor, radiator, single pendant light fitting and door to kitchen/dining room.

To the rear of the property, the open-plan kitchen/diner forms the heart of the home. Fitted with a range of modern wall, base units and breakfast bar, complemented by contrasting worktops, the space offers both style and functionality. Integrated appliances include an electric hob with extractor and electric oven. There's room for a large dining table, making it perfect for family meals or entertaining, and the layout flows seamlessly into the adjoining family room. A large under stairs cupboard provides plenty of storage for various cleaning equipment etc. The floor is fitted with vinyl covering, 2 single pendant light fittings, radiator, rear aspect window over looking the garden and sliding doors onto the patio.

The front aspect second reception area offers flexible use as a playroom, additional sitting area, or home office making it a superb addition to the home. Fitted with carpet, radiator and single pendant light fitting.

A separate utility room provides valuable extra space for laundry appliances and storage, keeping the main living areas clutter-free. With rear aspect window and door to garden. Fitted with floor and wall units with contrasting worktops and plumbing for washing machine.

Upstairs, the landing gives access to all 4 bedrooms and family bathroom. Fitted with carpet and single pendant light fitting.

The principal bedroom is a generous double room with a front-facing window and its own ensuite shower room, offering a private retreat within the home. The ensuite has been stylishly finished, ensuring comfort and convenience for the homeowner and is part tiled with rear aspect obscure glass window, large walk in shower, hand basin, wc and radiator. The bedroom is fitted with carpet, single pendant light fitting, designer radiator and door to ensuite.

The second bedroom is another well-proportioned double room, benefiting from a rear-facing window. With carpet, radiator and spot lighting.

The third double bedroom is front aspect with carpet, single pendant light fitting and radiator.

The fourth bedroom fits a single bed and is also front aspect with carpet, single pendant light fitting and radiator.

The family bathroom is fully tiled with bath tub, wash basin, and a WC. Rear aspect obscure-glazed rear window provides privacy without compromising on light. LVT floor covering, radiator and single pendant light fitting.

Outside, the front garden features a neat, open-plan lawn and driveway providing parking for at least 3 cars. The rear garden is fully enclosed and particularly generous in size, making it ideal for children, pets, or outdoor entertaining. It includes a large lawned area along with paved patio - perfect for enjoying warm summer days, barbecues, or simply relaxing in the sun. The secure and private layout ensures this space can be enjoyed by all members of the family.

To view this property, contact 3Keys Property 01302 867888.

ENTRANCE HALL

LOUNGE

3.830m x 4.02m (12' 7" x 13' 2")

KITCHEN/DINING ROOM

2.95m x 4.75m (9' 8" x 15' 7")

2ND RECEPTION ROOM

2.64m x 5.06m (8' 8" x 16' 7")



UTILITY

1.93m x 2.69m (6' 4" x 8' 10")

LANDING

BEDROOM 1

2.68m x 4.81m (8' 10" x 15' 9")

ENSUITE

1.69m x 2.52m (5' 7" x 8' 3")

BEDROOM 2

2.78m x 3.84m (9' 1" x 12' 7")

BEDROOM 3

2.71m x 3.24m (8' 11" x 10' 8")

BEDROOM 4

1.98m x 2.31m (6' 6" x 7' 7")

BATHROOM

1.63m x 1.84m (5' 4" x 6' 0")

ADDITIONAL INFORMATION

TENURE: Freehold

EPC: C

COUNCIL TAX BAND: B

LOFT - Accessed from the Landing.

HEATING - Gas central heating with combi boiler - installed October 2018

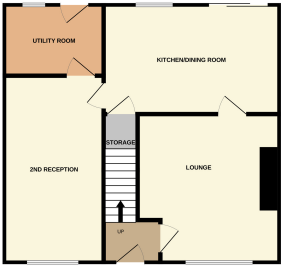
PARKING - Driveway for at least 3 cars.

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

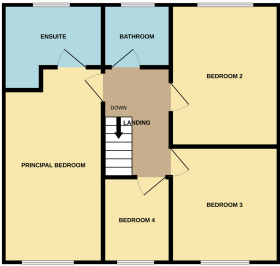
Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification

GROUND FLOOR  
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of plots, volumes, contents and any other items are approximate and not responsible insofar as any error, omission or misstatement. The data and floorplans are prepared only for guidance and 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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