



151
CARLETON
ROAD

Pontefract



The architectural elegance and grandeur of this unique property on Carleton Road in Pontefract must be viewed to appreciate the stylish renovation that makes it as appealing on the inside as it is from the outside.

“This place really stood out because of its character and history that comes with it.”



A VICTORIAN GEM

This imposing semi-detached home boasts four bedrooms and dates back to 1854 with typical Victorian features throughout as well as characterful windows and original fireplaces and floors. High ceilings and spacious reception rooms come as standard across the four floors, which include a basement cellar and a top floor guest suite to accommodate large families. Before you step foot inside, you'll enjoy ample off-street parking beyond your own gated entrance and a low maintenance landscaped garden at the rear. Come on in to appreciate the period charm and attention to detail that has been poured into curating this beautiful home.



STUNNING FROM THE START

A stunning entrance and sweeping staircase greet you beyond the front door with immediately captivating high ceilings, original Victorian floor tiles and access downstairs to explore the spacious cellar split into two storage rooms.

Positioned at the front of the property and occupying the turreted bay window is the spacious formal lounge which exudes understated elegance through a neutral colour palette. Mirroring the period charm of the home, you'll find rustic oak floorboards, picture rail detailing, luxury window shutters and the central fireplace formation that gives the home a sense of cohesion. With a generous footprint and an abundance of natural light, this beautiful room is the perfect place to relax or host.



IN KEEPING WITH TRADITION

Across the hallway is the wonderful family/dining room – one of two traditional reception rooms that feature log burning stoves as the centre point. This is a well-proportioned room which would have historically been used as a formal dining area and has space for both a table and soft seating. The current owners have treated this as their main social space as it flows seamlessly through to the kitchen after the removal of the double doors that once separated the rooms.



With the original rustic floorboards and a tall bay window with added shutters for privacy, this is every inch the blueprint of a modernised Victorian home. A door tucked in the corner leads you through to the reading room. This bright and stylish space – snug but perfectly formed – offers a quiet spot to perch with a view of the outdoors and access to the garden via French doors. Recently renovated to incorporate a new roof and picture windows, the floor is also conveniently tiled for you to use as an additional entrance point.

A CONTEMPORARY TWIST



The kitchen is another bold and elegant space that maximises on the ceiling height and natural light from the tall sash windows. A harmonious synergy between contemporary and traditional, you'll find a Smeg range oven against a stainless-steel splashback, paired with traditional details like the column radiators. Classic grey shaker-style wall and base units are topped with a luxury Quartz worktop that also spans across the central breakfast bar where you'll likely spend many mornings reading the paper or catching up with the family. Additional storage space can be found in the utility room which houses the laundry appliances and has taken on more of a boot room role as the place to leave your coats and shoes. A handy W/C is also located here, along with a further exterior access door.



Heading to the first floor, the master bedroom is positioned directly above the lounge and enjoys the same spacious, well-proportioned layout with an original fireplace featured within the chimney breast. With ample space for freestanding furniture in the alcoves and tall ceilings as standard throughout the first floor, a king-sized bed would be comfortable in here.

WONDERFUL SLEEPING QUARTERS





Bedroom two across the hallway has a similar story to tell. Equal in size to rival the master bedroom with the addition of a walk-in wardrobe and proudly featuring another original fireplace as the focal point. A panelled feature wall was added as a nod to the home's history and the dual-aspect sash windows allow for plenty of natural light.

SPA-LIKE STYLE



The huge family bathroom completes the first floor and sits between the two bedrooms for convenience. The freestanding rolltop bath is the headline feature of this lovely Victorian renovation but coupled with the walk-in shower enclosure, this space is as practical as it is stylish. Spa-like stone floor and wall tiles surround the room which also comprises a floor-standing wash basin, W/C and heated towel rail.



Across the landing is the pristine guest suite which features the final cast iron fireplace and is adjoined with bedroom four to create a great independent space. With eaves storage cupboards built into both sides with the small round porthole window at the centre, bedroom four would also make a perfect study for an older child or teenager to have their own privacy.



ADDED CHARM

You'll climb the final flight of stairs to reach the remaining bedrooms which are nestled into the apex of the roof and therefore have the added charm of the quirky angles incorporated into their design. Much like the rest of the house, the interiors have been carefully synergised and flow with a similar design aesthetic including whitewashed wood laminate flooring throughout. Bedroom three is a generous double room which claims the curved arch window that you can see from the front of the property.





LOW MAINTENANCE GARDENS

The exterior of the home has been as carefully designed as the interior, with the finished offering resulting in a quaint and low maintenance garden with plenty of space to host. Wooden decking from the house wraps around the perimeter and finishes under an attractive pagoda which looks stunning at night when illuminated. A raised patio with a brick-built corner seat has hosted countless BBQs and parties with friends and family, and of course there are lawned areas at the front and back for the children to play. The path down the centre of the garden leads to the quaint workshop outbuildings which were previously stable blocks – as you'll notice from one of the barn doors. The whole boundary is fenced and punctuated with mature trees to offer a sense of privacy.

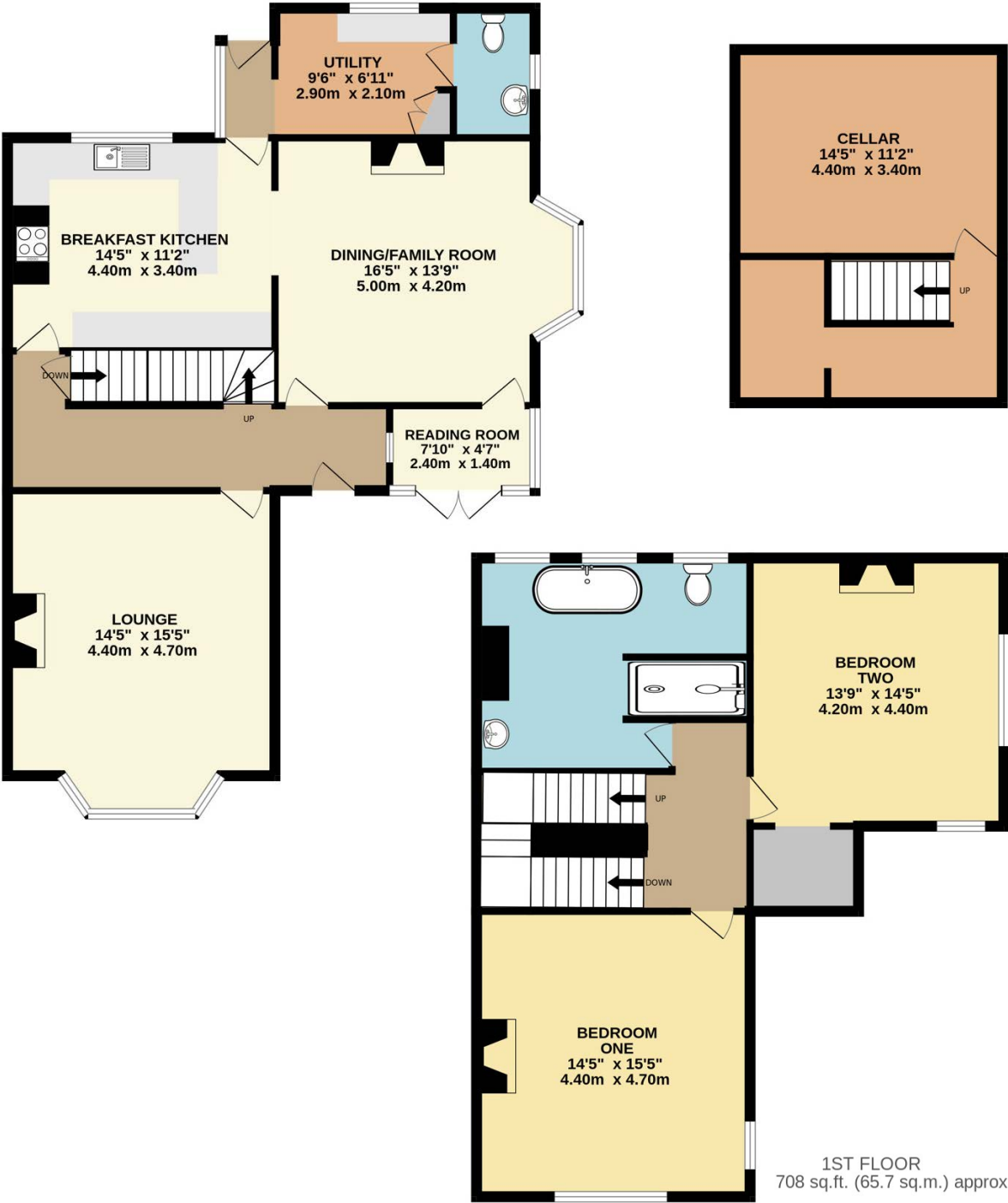


AREA TO EXPLORE

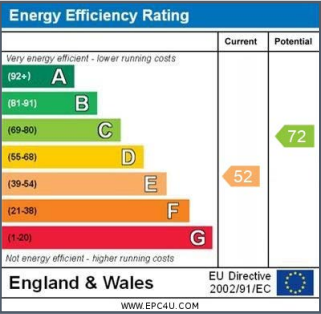
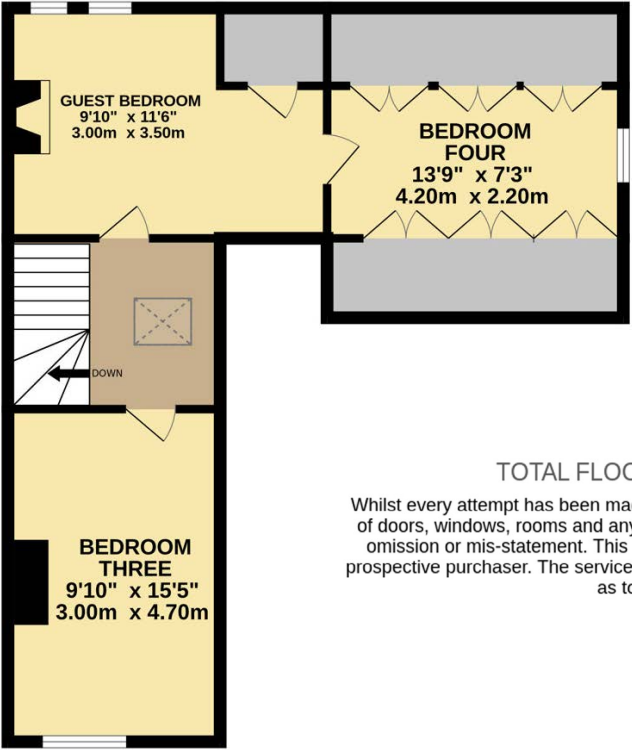
Located on the fringes of Pontefract's market town and surrounded by other Victorian properties, this is a fabulous spot and one of the most sought after locally. You're a short walk away from the town centre which you'll want to take advantage of over the weekend. Pontefract town centre has undergone something of a regeneration with new bars, cafes and independent shops opening up for business. You also have two secondary schools and a wide choice of primaries for the little ones located within walking distance. A move here will give you excellent educational and recreational options as well as ensuring you're well-placed location nearby the UK's motorway network with the A1 and M62 each within a couple of miles for easy access to Leeds, Manchester, York and further afield to the North, South, East and West.



GROUND FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



2ND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 2443 sq.ft. (227.0 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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KEY FEATURES

- Spacious Four Bedroom Semi-Detached
- Living Space Split Over Three Floors
- Formal Lounge, Dining/Family Room and Reading Room
- Good Sized Kitchen Having Breakfast Bar Area and Separate Utility Room with W/C
- First Floor Having Two Large Double Bedrooms with Walk-In Wardrobe to Bed Two
- Larger Than Average Four Piece Family Bathroom
- Fourth Bedroom Suite with Lounge/Office Area Ideal for Home Working
- Low Maintenance Rear Garden with Raised Decking Areas and Outbuildings
- Expansive Driveway for Multitude of Vehicle Parking
- Close to Local Amenities, Commuting Links and Schools
- Freehold Property and Council Tax Band E



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Pontefract

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WHAT3WORDS: grand.rates.spice



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