



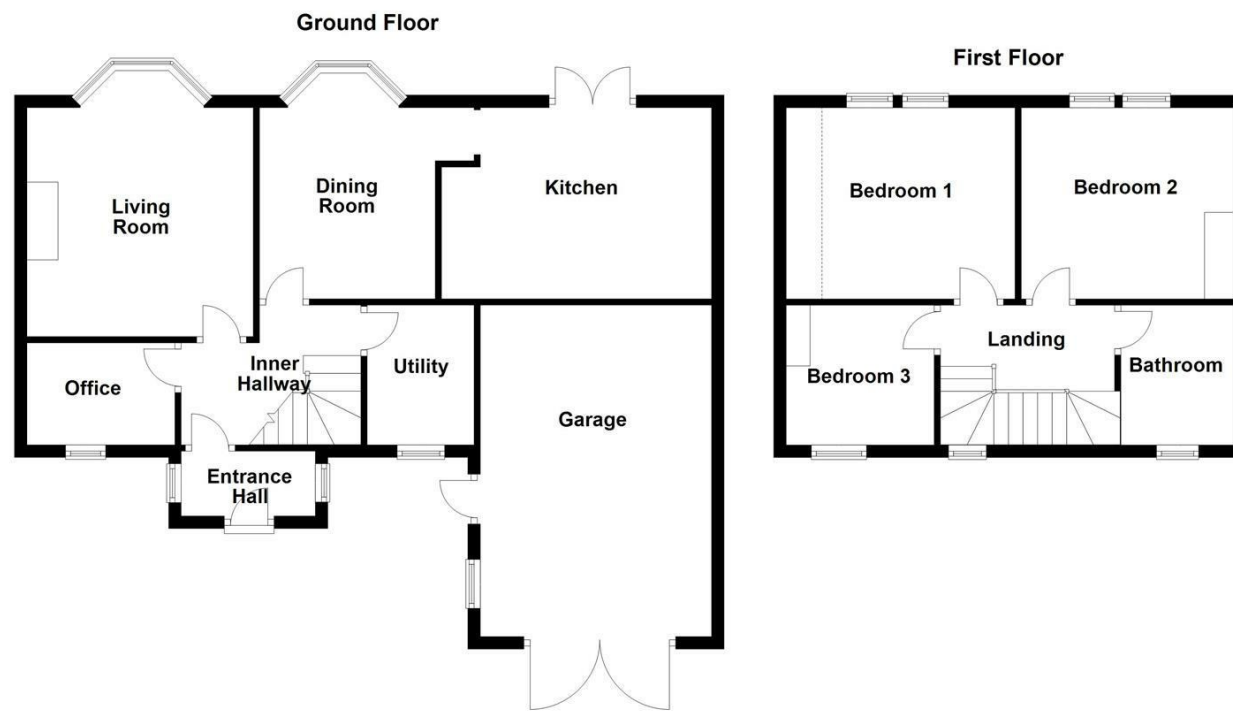
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Kampden Darrington Road, Carleton, Pontefract, WF8 3RY

For Sale Freehold £375,000

Situated in the sought after Carleton area of Pontefract is this three bedroom detached home superbly presented throughout, the property benefits from ample reception space, three good size bedrooms and attractive gardens to both the front and rear providing off road parking furthered by a garage.

The accommodation briefly comprises of the entrance hall, inner hallway, office, living room, dining room, kitchen and utility room. To the first floor landing there is access to three bedrooms and the house bathroom/w.c. To the front of the property the garden is laid to lawn with planted features and mature shrubs throughout. A set of timber double gates provide access to the block paved driveway for parking and leading to the larger than average integral single garage with timber double doors, side door, power and light. To the rear the garden is laid to lawn with mature shrubs and trees throughout, planted features and is fully enclosed with a raised stone paved patio area perfect for outdoor dining and entertaining purposes.

Carleton is ideal for a range of buyers as it is ideally located for some of the best schools in the Pontefract district, some of which can be found within walking distance but there is also ideal local bus routes for those who are looking to travel, as the surrounding area covers schools from nursery to college age. Pontefract has a range of facilities such as shops, as well as three train stations and bus station. For those who look to travel both the M62 and A1 motorway links are only a short distance from the property. Carleton being ideal for those who look for walking, the semi rural setting provides the perfect place to do so.

Only a full internal inspection will truly show what is to offer at this quality home and an early viewing comes highly advised.

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

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

GARAGE

17'5" x 12'4" [5.31m x 3.78m]

Timber framed side door for access to the garage. Timber frame double doors providing access, timber framed double glazed window to the front, power and light.

ENTRANCE HALL

3'6" x 7'1" [1.07m x 2.16m]

Timber framed front entrance door. Two timber framed double glazed windows looking to either side, door to the inner hallway.

INNER HALLWAY

9'5" x 7'4" max x 5'3" min [2.89m x 2.25m max x 1.62m min]

Stairs providing access to the first floor landing with a small understairs storage cupboard, central heating radiator, spotlights to the ceiling and doors to the office, living room, dining room and utility.

OFFICE

5'4" x 7'9" [1.64m x 2.38m]

Frosted UPVC double glazed window to the front, tiled flooring, central heating radiator.

LIVING ROOM

14'2" x 11'1" max x 3'5" min [4.34m x 3.65m max x 1.06m min]

UPVC double glazed bay window to the rear, central heating radiator, a "log burner" look style gas fire with tiled hearth, exposed brick surround and wooden mantle.

DINING ROOM

12'2" x 11'3" max x 3'6" min [3.72m x 3.43m max x 1.09m min]

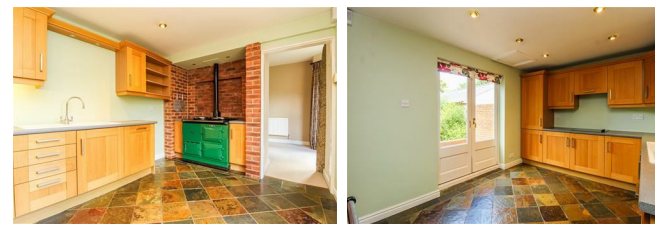
UPVC double glazed bay window to the rear, central heating radiator, opening leading through to the kitchen.



KITCHEN

9'7" x 14'7" max x 12'0" min [2.94m x 4.47m max x 3.67m min]

Set of timber framed double glazed French doors to the rear garden, spotlights to the ceiling, loft access to the extension of the property. A range of wall and base units with laminate work surface over, sink and drainer with mixer tap, integrated fridge freezer, integrated four ring electric hob with extractor hood above, integrated dishwasher, space and plumbing for a Range style cooker with exposed brick surround. Tiled flooring.



UTILITY ROOM

5'8" x 7'5" [1.74m x 2.27m]

UPVC double glazed window to the front, central heating radiator, a range of wall and base units with laminate work surface over, space and plumbing for a washing machine, space for a tumble dryer.

FIRST FLOOR LANDING

UPVC double glazed window to the front, doors to the bedrooms and house bathroom/w.c.

BEDROOM ONE

10'0" x 12'0" max x 10'8" min [3.07m x 3.66m max x 3.26m min]

Two UPVC double glazed windows to the rear, central heating radiator, a range of fitted wardrobes of which do store the Vaillant combi boiler, central heating radiator.



BEDROOM TWO

10'0" x 11'6" max x 10'4" min [3.06m x 3.51m max x 3.15m min]

Two UPVC double glazed windows to the rear, central heating radiator.



BEDROOM THREE

7'4" x 7'9" max x 6'8" min [2.24m x 2.37m max x 2.04m min]

UPVC double glazed window to the front, central heating radiator.

HOUSE BATHROOM/W.C.

5'8" x 7'3" [1.73m x 2.22m]

Frosted UPVC double glazed window to the front, ladder style central heating radiator, concealed cistern with low flush w.c., ceramic wash basin built into a floating storage unit with mixer tap. Tiled in bath with mixer tap and shower head attachment. Tiled and loft access.

OUTSIDE

The garden itself is lawned throughout with mature shrubs and planted features. Walls to the front, shrubs and hedging to either side. Timber double gates at the side providing access to the block paved driveway providing off road parking for several vehicles and leading to the larger than average single integral garage. To the rear the garden is mainly laid to lawn, planted borders, mature shrubs throughout and mature trees. Hedging, walls and timber fencing. A raised stone paved patio area perfect for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.