



Carleton Crest, Pontefract £250,000

Located in a popular residential area, this three-bedroom semi-detached home enjoys easy access to local amenities, schools, transport links and green spaces, making everyday living convenient and enjoyable. With its modern feel, cosy touches and move-in-ready condition, this property offers a comfortable and practical place to call home.



Located in a popular residential area, this three-bedroom semi-detached home enjoys easy access to local amenities, schools, transport links and green spaces, making everyday living convenient and enjoyable. With its modern feel, cosy touches and move-in-ready condition, this property offers a comfortable and practical place to call home.

The living room is bright and welcoming, with a large bay window that fills the space with natural light. Soft grey tones, wood-panel feature walls and fireplace create a cosy space to relax and unwind.



The modern galley kitchen has been thoughtfully updated, featuring glossy cream cabinets, wood-effect worktops and eye-catching patterned floor tiles. It offers plenty of storage and workspace, with room for both integrated and freestanding appliances. Large windows and the back door to the garden keep the room light and airy, making it a pleasant space for cooking and everyday living.

There is a bright and inviting dining room with patio doors that open to the garden, filling the space with natural light. This makes the perfect space for enjoying family meals or entertaining. The ground floor also benefits from a conservatory to the rear.



Upstairs are three bedrooms, each decorated in a soft, neutral palette. Situated to the front of the property, is the spacious master bedroom highlighted by a large window that fills the space with natural light. The second bedroom, a generous double, is complete with built-in wardrobes, adding both practicality and elegance, ensuring the room remains organized and welcoming. The third bedroom is currently set up as a functional home office, offering a quiet and productive workspace. It features a comfortable layout with room for a full-sized desk, shelving, and additional storage. While fully equipped as an office, the room retains its flexibility and can easily be converted back into a traditional single bedroom if desired.



Externally, the property benefits from a private rear garden mainly laid to lawn, with a large patio area. Completing the home is a private garage, offering secure parking and storage, along with a useful driveway with EV charger.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

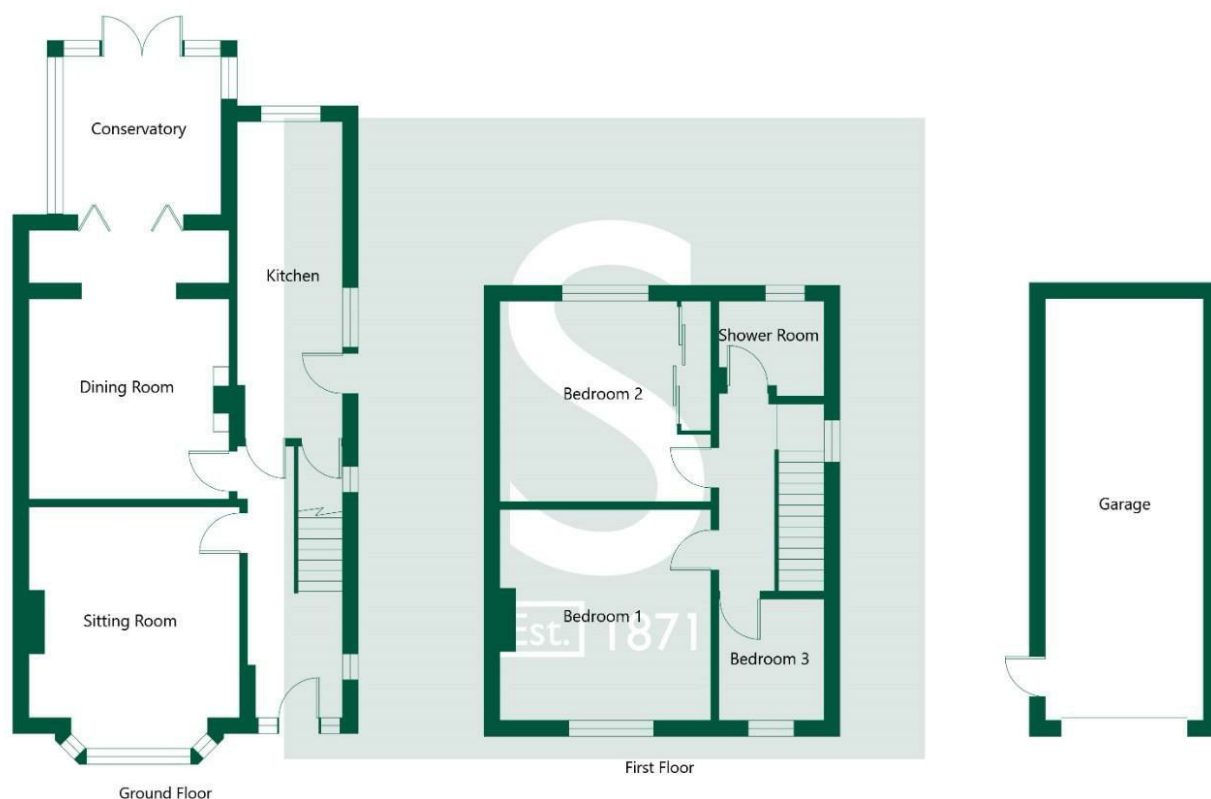
Broadband Coverage: Up to 1600* Mbps download speed

EPC Rating: 60 (D)

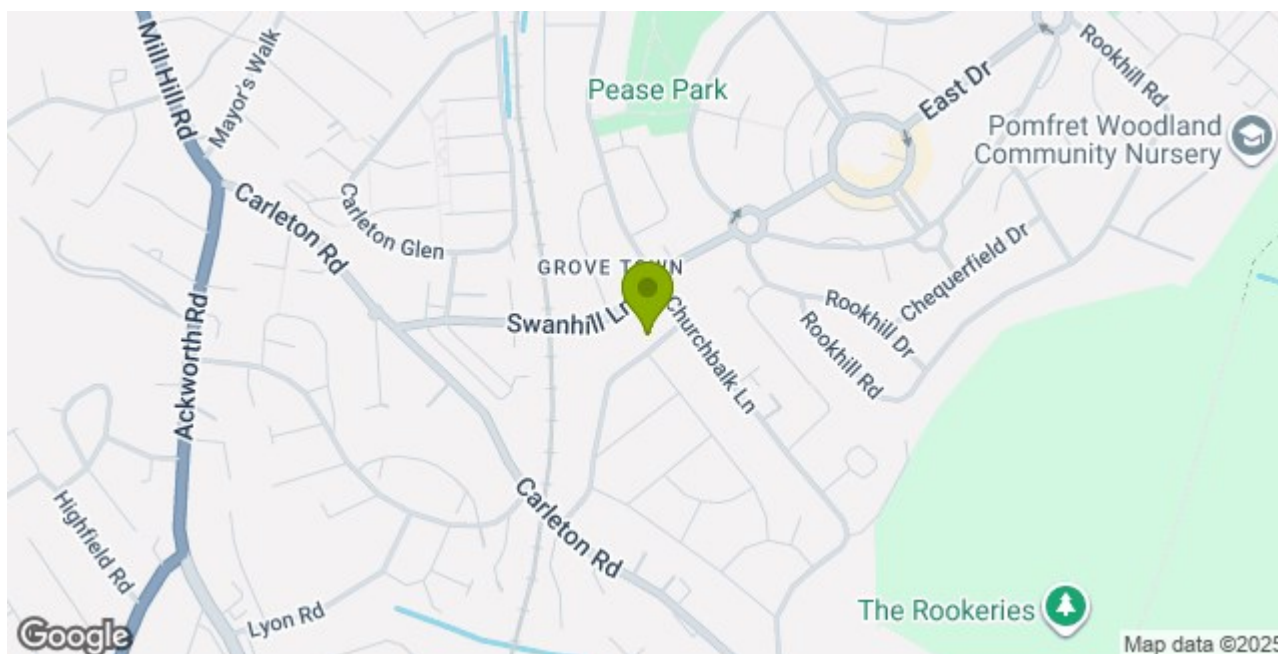
Council Tax: Wakefield Council Band B

Current Planning Permission: No current valid planning permissions





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows are approximate and should be independently verified.



Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

N Lawrence

