



Carleton Park Road, Pontefract WF8 3PR

Welcome to

Carleton Park Road, Pontefract

GUIDE PRICE £250,000- £270,000 This five bedroom property over three floors with an enclosed rear garden and driveway is PERFECT for a growing family. In the sought after area of Carleton and close by to good schools and Pontefract town centre.



Summary

This five bedroom property is over three floors. Sitting well on the corner of the popular area of Carleton, close to local schools and Pontefract town centre. The property comprises; entrance hallway, lounge/dining area, conservatory and kitchen. To the first floor there are three double bedrooms, a single room and the family bathroom. A stair case leads to the private master bedroom and an en-suite. To the exterior is a driveway to the front with ample off street parking and a lawned garden to the rear. This is not a property to be missed!

Entrance Hall

With a UPVC door to the front and a UPVC double glazed window to the front aspect.

Wc

With a low level flush wc and a wash hand basin.

Lounge

10' 9" x 22' 4" (3.28m x 6.81m)

With a UPVC double glazed window to the front aspect and a fire surround.

Conservatory

With French doors to the dining room, UPVC door to the garden and a gas central heating radiator.

Kitchen

10' x 6' 9" (3.05m x 2.06m)

A fitted kitchen consisting of wall and base units with work surfaces over, sink and drainer, range cooker, integrated dishwasher, spot lights to the ceiling, a UPVC double glazed window to the rear aspect and a rear door to the garden.

Utility Room

10' 10" x 6' 9" (3.30m x 2.06m)

With wall and base units, washing machine, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

Landing

With a UPVC double glazed window to the rear aspect, an airing cupboard and door to stairs up to top floor.

Bedroom One

17' x 8' 7" (5.18m x 2.62m)

A loft room with two sky lights to the rear aspect, ceiling lights, built in cupboard and ensuite.

Ensuite

A suite consisting of a low level flush wc, wash hand basin set in a vanity unit, walk in shower cubicle, heated towel rail, tiling to walls, built in cupboard and a sky light to the rear aspect.

Bedroom Two

9' Min x 13' (2.74m Min x 3.96m)

With two UPVC double glazed windows to the front aspect, built in wardrobe and a gas central heating radiator.

Bedroom Three

6' 6" x 11' 7" (1.98m x 3.53m)

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Four

10' 3" Min x 7' 4" (3.12m Min x 2.24m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bedroom Five

9' x 10' 10" (2.74m x 3.30m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush wc, wash hand basin set in a vanity unit, large bath, walk in shower, tiled throughout and a UPVC double glazed window to the rear aspect.

Rear Garden

A spacious lawned garden with fencing surround.



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Welcome to

Carleton Park Road, Pontefract

- ***GUIDE PRICE £250,000- £270,000***
- Five Bedroom Semi-Detached Home
- Two Bathrooms
- Front And Rear Garden
- Set Over Three Floors

Tenure: Freehold EPC Rating: C

guide price

£250,000 - £270,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON116453 - 0010

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