



Carleton Road, Pontefract WF8 3NP

welcome to

Carleton Road, Pontefract

GUIDE PRICE £520,000-£530,000 FIVE bedroom DETACHED FAMILY home with NO ONWARD CHAIN is in a highly sought after area on the South Side of Pontefract. Within short distance to surrounding primary and secondary schools, close to motorway links and a short distance away from Pontefract town centre.



Summary

William H Brown are proud to offer for sale this five bedroom extended detached family home with NO ONWARD CHAIN. The property briefly comprises of on the ground floor a good sized entrance hall, lounge, kitchen, dining room, utility room, downstairs WC and the light and conservatory. On the first floor you have access to all five bedrooms, the house bathroom, WC and balcony. Externally the property has wrap around gardens to the rear, a driveway providing ample off street parking, and access to the garage. This property would be ideally suited to a professional couple or a growing family. To arrange a viewing, please call us on 01977 791406.

Front Entrance Hall

With a timber double glazed front entrance door with three double glazed panels, stairs to the first floor and a gas central heating radiator.

Cloakroom

With fully tiled walls, a wash hand basin set in a vanity unit, Karndean flooring, a double glazed window to the side aspect and a gas central heating radiator.

Lounge

14' 7" x 17' 11" (4.45m x 5.46m)

With a double glazed window to the front aspect and two double glazed windows to either side. A feature fire place and hearth housing a living flame effect gas fire and a gas central heating radiator with a cover. With timber double doors opening into the dining room.

Dining Room

9' 10" x 15' 10" (3.00m x 4.83m)

With sliding aluminium doors into the conservatory to the rear aspect, double doors leading into the lounge and timber French doors into the side entrance of the conservatory.

Kitchen

14' 9" x 13' 10" (4.50m x 4.22m)

A fitted kitchen consisting of solid cherry wood wall and base units with granite work surfaces over incorporating an under mounted double stainless

steel sink and further separate under mounted single sink with mixer tap, double electric oven, induction hob, granite splash back and chimney style extractor fan. With tiled splash back, Karndean flooring, integrated dishwasher, integrated fridge freezer, a shelved pantry and a cloaks cupboard housing a combination-boiler.

Utility Room

8' 5" x 5' 10" (2.57m x 1.78m)

Having a ceramic sink set in work top with base units underneath, plumbing for a washing machine and space for a tumble dryer. With part tiling to the walls a tiled floor, central heating radiator and double glazed windows to the side.

Conservatory

20' x 9' (6.10m x 2.74m)

The wrap around conservatory is separated from the kitchen by a pair of double doors. The main part of the conservatory is on the side of the house providing a large living space and overlooking The Green. Oak floors, two central heating radiators and both satellite and terrestrial aerial sockets. A set of double doors opens out onto the patio area and two further sets of double doors open on to the decking.

Rear Entrance Hall

A side entrance door into the rear entrance hall with access to the utility room, kitchen and conservatory.

Landing

Having a split level staircase with a UPVC double glazed window to the side aspect on the half landing, access to the loft with pull down ladder and built in storage cupboard housing the hot water tank.

Bedroom One

15' 1" x 11' 9" (4.60m x 3.58m)

With a UPVC double glazed window to the front and side aspect, fitted wardrobes with coordinating bedside cabinets and drawers and a walk in shower cubicle with electric shower.

Bedroom Two

13' 10" x 9' 6" (4.22m x 2.90m)

With a UPVC double glazed window to the rear aspect, built in full height sliding mirrored wardrobes, hand wash basin and a gas central heating radiator.

Bedroom Three

9' 10" x 9' 2" (3.00m x 2.79m)

With a UPVC double glazed French doors leading out to a balcony over looking the front garden, built in double wardrobe and a gas central heating radiator.

Bedroom Four

9' 11" x 7' 11" (3.02m x 2.41m)

With a double glazed window to the rear aspect, built in wardrobes desk and a gas central heating radiator.

Bedroom Five

9' 11" x 7' 11" (3.02m x 2.41m)

With a double glazed window to the front aspect, built in wardrobes and a central heating radiator.

Bathroom

A suite consisting of a built in shower cubicle, spa bath with mixer taps and a hand wash basin set in vanity unit with granite work tops over. With fully tiled walls, Karndean flooring, wall mounted storage unit with mirror, spotlights to the ceiling, two chrome heated towel rails and a UPVC double glazed window to the rear aspect.

Exterior

With wrap around gardens, a driveway with parking for several cars runs down the side of the property under the porch and to the garage which has an up and over door. To the front is a shaped lawn with a raised stone border with mature plants and shrubs. The rear garden is a paved courtyard leading to a raised decked seating area wrapping around the side and back to the front garden.



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Carleton Road, Pontefract

- ***GUIDE PRICE £520,000-£530,000***
- Wrap Around Conservatory
- Two Reception Rooms
- NO ONWARD CHAIN
- Sought After Location

Tenure: Freehold EPC Rating: D

guide price

£520,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON116600 - 0009

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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