



Carleton Glen, Pontefract WF8 2RU

Welcome to

Carleton Glen, Pontefract

FOR SALE BY AUCTION. VARIOUS BIDDING OPTIONS AVAILABLE: ONLINE, TELEPHONE, PROXY OR IN PERSON AT THE GRAND CONNAUGHT ROOMS, GREAT QUEEN STREET, 61-65, COVENT GARDEN, LONDON, WC2B 5DA *** 30TH JULY 20249.30 am START***CONTACT THE AUCTIONEERS TO REGISTER YOUR INTEREST ***GUIDE PRICE £120,000***



Summary

A three bedroom semi-detached property which offers generous accommodation over two floors. The property has gas fired central heating, double glazing and is set on a generous corner plot which could provided the potential to build a garage and driveway for off road parking (subject to necessary consents being approved) its located convenient for local amenities, train station and access to the A1 & M62 motorway for anyone needing to travel further afield to Leeds, Doncaster and Wakefield city centres. The property would benefit from some updating and redecoration throughout and would make an ideal buy to let investment or to resell once refurbished.

Entrance Hall

With a front entrance door, under stairs storage and a gas central heating radiator.

Lounge

19' 10" x 9' 11" (6.05m x 3.02m)

With a UPVC double glazed window to the front aspect, electric fire with surround, coving and a gas central heating radiator.

Kitchen

16' 10" x 7' 10" (5.13m x 2.39m)

A fitted kitchen consisting of wall and base units with work surfaces over, electric hob with hood, oven, stainless steel sink, tiling to splash back, gas central heating radiator, French doors to the rear and a UPVC double glazed window to the rear aspect.

Landing

With a loft hatch.

Bedroom One

10' 2" x 12' 11" (3.10m x 3.94m)

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

Bedroom Two

8' 11" x 11' 11" (2.72m x 3.63m)

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

Bedroom Three

7' 8" x 8' 9" (2.34m x 2.67m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, shower over bath, tiling to splash, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

With brick laid front steps to the property and a wooden gate.

Rear Garden

With a rear and side lawn and a fenced patio area.



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Welcome to

Carleton Glen, Pontefract

- Three Bedroom Semi-Detached Home
- Generous Corner Plot
- Good Sized Home
- Potential To Build A Garage And Driveway.
- Local Amenities

Tenure: Freehold EPC Rating: D

guide price

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117717 - 0003

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