



Carleton Green Close, Pontefract WF8 3NN



Welcome to

Carleton Green Close, Pontefract

NO ONWARD CHAIN!! Superb detached true bungalow. Great Location. Larger than average plot. Spacious throughout. Conservatory. Stunning Grounds.



Entrance Hall

With a UPVC double glazed front entrance door, two storage cupboards housing the hot water tank.

Wc

With a low level flush WC, wash hand basin, chrome heated towel rail, part tiled walls and a UPVC double glazed window to the side aspect.

Lounge

15' 3" x 13' 4" (4.65m x 4.06m)

With a UPVC double glazed window to the front aspect, fire surround and hearth with gas fire, floor duct heating.

Dining Room

11' 8" x 7' 9" (3.56m x 2.36m)

With sliding aluminum doors to the rear and floor duct heating.

Kitchen

11' 8" x 9' 9" (3.56m x 2.97m)

A fitted kitchen consisting of wall, base and draw units with wok surfaces over, electric hob, electric oven, extractor fan, tiled flooring, tiled splash back, cupboard housing the gas boiler, integrated dishwasher, a bowl and half sink and drainer, timber door to the side and a UPVC double glazed window to the rear aspect.

Utility Room

11' 9" max x 9' 10" (3.58m max x 3.00m)

With a UPVC double glazed door and windows to the rear and front, tiled flooring, electric wall, plumbing for washing machine, space for fridge freezer and part tiled to walls.

Conservatory

7' 5" x 7' 1" (2.26m x 2.16m)

With sliding aluminum doors to either side, vinyl floor covering and a UPVC double glazed window to the rear aspect.

Bedroom One

13' 5" x 12' 2" (4.09m x 3.71m)

With a UPVC double glazed window to the front aspect, built in wardrobes and floor duct heated.

Bedroom Two

11' 8" x 9' 9" (3.56m x 2.97m)

With a UPVC double glazed window to the rear aspect, built in wardrobes and dressing tables.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath, electric shower and shower screen, tiled flooring, tiled walls and a UPVC double glazed window to the rear aspect.

Front Garden

Extensive lawned garden, brick wall surround, large driveway leading to detached garage.

Rear Garden

Paved garden seating area, timber fencing surround, garden shed, mature planting to the boarder.



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Welcome to

Carleton Green Close, Pontefract

- Two Bedroom Detached Bungalow
- Utility Room
- Fantastic Location
- Conservatory
- Sought After Area

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON115021 - 0002

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