



**Carleton Cottage, Carleton Road, Pontefract WF8 3RN**

***Welcome to***

**Carleton Cottage, Carleton Road, Pontefract**

NO ONWARD CHAIN, ready to move straight into. Large plot. Four double bedroom cottage style property. Popular village location. Modern kitchen bathroom and neutral decor. Ample off-street parking and larger than average very private rear garden.





### Entrance Hall

With a front entrance door, cupboard housing the meter, gas central heating radiator, gas central heating radiator and two UPVC double glazed windows to the front aspect.

### Lounge

18' 8" x 19' 8" ( 5.69m x 5.99m )

With two UPVC double glazed windows to the side and rear aspects, gas fire with surround and a gas central heating radiator.

### Dining Room

12' 4" x 19' 1" ( 3.76m x 5.82m )

With French doors with windows to either side, parquet and a gas central heating radiator.

### Kitchen

13' 5" x 9' 1" ( 4.09m x 2.77m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, wash hand basin, gas hob, electric oven, extractor fan over, integrated dishwasher, washing machine, fridge freezer, wall mounted boiler, tiling to splash back, vinyl floor covering, gas central heating radiator, a rear door and a UPVC double glazed window to the rear aspect.

### Landing

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

### Bedroom One

15' 8" x 11' 9" ( 4.78m x 3.58m )

With two UPVC double glazed windows to the rear and side aspects and built in wardrobe.

### Bedroom Two

15' 1" x 8' 10" ( 4.60m x 2.69m )

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

### Bedroom Three

12' 6" x 8' 8" ( 3.81m x 2.64m )

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

### Bedroom Four

10' 1" x 9' 6" ( 3.07m x 2.90m )

With a UPVC double glazed window to the rear aspect, access to the loft and a gas central hearing radiator.

### Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower attached, fully tiled, gas central heating radiator and a UPVC double glazed widow to the rear aspect.

### Front Garden

Driveway to the front and raised stone beds.



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**Welcome to**

**Carleton Cottage Carleton Road,  
Pontefract**

- Four Bedroom Cottage Style Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- Extremely Spacious Throughout
- Modern Fitted Kitchen & Bathroom

Tenure: Freehold EPC Rating: D

offers in excess of

**£475,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118575 - 0002

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