



**Grosvenor House, Carleton Road, Pontefract WF8 3ND**

***Welcome to***

**Grosvenor House, Carleton Road, Pontefract**

Exceptional six-bedroom detached residence, beautifully renovated with high-end finishes throughout. Offers generous living spaces, a contemporary open-plan kitchen, and an elegant master suite. Outside, enjoy an expansive garden complete with patio, stylish bar, and tranquil pond.



### Entrance Hall

With a timber front entrance door with sky light above, LVT flooring, storage cupboard and a cast iron wall mounted radiator.

### Living Room

20' 5" x 17' 7" ( 6.22m x 5.36m )

A UPVC double glazed bay window to the front aspect, focal sandstone fireplace with matching hearth, solid wood flooring, timber framed bay window to the side with a window seat and three cast iron radiators.

### Dining Room

15' 1" x 17' 3" ( 4.60m x 5.26m )

Three UPVC double glazed windows to the front aspect, LVT flooring, two cast iron radiators and an ornate fireplace with a timber fire surround with inset tiling.

### Cinema Room

12' 6" x 14' 2" ( 3.81m x 4.32m )

With a UPVC double glazed window to the side aspect, LVT flooring, spotlights to the ceiling and a cast iron radiator.

### Kitchen/ Breakfast Room

22' 5" x 12' 6" ( 6.83m x 3.81m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, 7 ring gas burner with chimney breast extractor, double ovens, warming drawer, space for free standing fridge freezer, plumbing for dishwasher, a bowl and half sink and drainer, tiling to the splash back, wall mounted cast iron radiator, sky light to the rear and a UPVC double glazed window to the side aspect. With a UPVC double glazed window to the rear aspect, cast iron radiator, bi-fold doors to the rear garden with a window to the side, LVT flooring, two large sky lights to the rear and spotlights to the ceiling.

### Rear Entrance

7' 7" x 5' 6" ( 2.31m x 1.68m )

With a UPVC double glazed window to the rear aspect, entrance door, LVT flooring, low level flush WC, wash hand basin and a wall mounted radiator.

### Landing

With floor to ceiling UPVC windows, a further window to the rear and stairs to the second floor

### Bedroom Two

15' 9" x 14' 7" ( 4.80m x 4.45m )

With to UPVC double glazed windows with fitted blinds, wall mounted cast iron radiator and built in wardrobe.

### Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, part tiled to walls and tiled flooring.

### Bedroom Four

14' 2" x 11' 10" ( 4.32m x 3.61m )

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

### Bedroom Five

15' 1" x 15' 9" ( 4.60m x 4.80m )

With a UPVC double glazed window to the front aspect, cast iron fire place and a gas central heating radiator.

### Bathroom

A suite consisting of a high level flush WC, wash hand basin set in a vanity unit, free standing slipper bath with claw feet and mixer tap, walk in shower cubicle, built in storage cupboard, spot lights, tiled flooring, part tiled to walls and two UPVC double glazed windows to the side and rear aspects.

### Top Floor Landing

With a UPVC double glazed window to the front aspect, two wall mounted cast iron radiators, three sky lights to the front and 1 to the rear and a glass balustrade.

### Bedroom One

15' 8" x 14' 4" ( 4.78m x 4.37m )

With two sky lights to the rear, two gas central heating radiator, focal exposed brick walls and beams.

### Dressing Room

13' 7" x 11' 3" ( 4.14m x 3.43m )

With two sky lights to the rear aspect and a gas central heating radiator.

### Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, tiled flooring, spot lights to the ceiling and a chrome heated towel radiator.

### Bedroom Three

16' 7" x 14' 2" ( 5.05m x 4.32m )

With two UPVC double glazed windows to the front, fitted wardrobes and a wall mounted cast iron radiator.

### Bedroom Six

12' 6" x 12' 8" ( 3.81m x 3.86m )

With a UPVC double glazed window to the rear aspect, built in wardrobe, cast iron ornate fireplace and a gas central heating radiator.

### Front Aspect

Large double driveway, electric car charging port, access to the attached garage, double wrought iron gates and a hedge creating private boarder.

### Rear Exterior

Porcelain tiled patio area with glass balustrade stepping down into the very large awned garden with a summer house and large pond, mature trees creating boarders and extensive privacy.

### Garage

With an up and over door, electric and the combi boiler.



**view this property online** [williamhbrown.co.uk/Property/PON119055](http://williamhbrown.co.uk/Property/PON119055)



**Welcome to**

**Grosvenor House Carleton Road,  
Pontefract**

- Six Bedroom Three Storey Detached Home
- 3561 Square Foot
- Two Ensuites And Family Bathroom
- Cinema Room
- Large Rear Garden With Large Pond

Tenure: Freehold EPC Rating: D

Council Tax Band: F

**£830,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119055](https://www.williamhbrown.co.uk/Property/PON119055)



Property Ref:  
PON119055 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown Corp 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.

**william h brown**  
Incorporating  
**Porter  
Glenny**



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**