

...Your proactive estate agent



Carleton Road, Pontefract, WF8 3RW
Offers Over £600,000



****EXTENDED**GENEROUS SIZED PLOT**HIGHLY SOUGHT AFTER AREA**** Situated in Pontefract this detached property briefly comprises: entrance hallway, lounge, dining room, kitchen, utility room, shower room, study and conservatory. To the first floor are four bedrooms, En-Suite, bathroom and W.C. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. CALL 7 DAYS A WEEK TO ARRANGE A VIEWING. THE OFFICE IS OPEN MONDAY TO FRIDAY FROM 9AM UNTIL 5:30PM. SATURDAYS FROM 9AM UNTIL 5PM. PLEASE NOTE, OUR PHONE LINES ARE OPEN UNTIL 8PM MONDAY - THURSDAY AND 11AM-3PM SUNDAYS.



GROUND FLOOR ACCOMMODATION

ENTRANCE HALLWAY

Entry inside property via composite entrance door, central heating radiator, wooden staircase to first floor accommodation and double wooden doors to lounge and dining room.

LOUNGE

5.95 x 3.71 (19'6" x 12'2")

White uPVC double glazed window to front elevation, two central heating radiators, gas fire with living flame effect on marble hearth, matching marble interior and decorative wooden surround. Telephone and television points.



DINING ROOM

3.81 x 3.71 (12'5" x 12'2")

White uPVC double glazed window to front elevation, central heating radiator, gas fire with living flame effect on marble hearth set into chimney breast. Door leading to kitchen.



KITCHEN

2.0 x 5 x 52 (6'6" x 16'4" x 170'7")

Having a range of wooden wall and base units, roll top laminated worksurfaces, one and a half bowl stainless steel sink and drainer with chrome mixer tap and tiled splash backs. Integrated appliances include: electric oven, grill, ceramic hob, chimney style extractor fan and full size Hotpoint dishwasher. Laminate flooring, white uPVC double glazed windows to rear elevation and door to conservatory. Space for a large fridge freezer.



UTILITY ROOM

2.77 x 2.57 (9'1" x 8'5")

Having wooden base units, roll top laminated work surfaces and space/plumbing for washing machine and tumble dryer. White uPVC double glazed window to rear elevation, uPVC door giving access to rear garden, inset spotlights and extractor fan. Doors to shower room and study.



SHOWER ROOM

1.04 x 2.54 (3'4" x 8'3")

Three piece suite comprising: corner shower cubicle with power shower and glass sliding door, vanity wash hand basin with chrome mixer tap and low level W.C. Fully tiled walls and flooring, chrome towel radiator, white uPVC double glazed frosted window to rear elevation and inset spotlights.



STUDY

3.03 x 3.96 (9'11" x 12'11")

White uPVC double glazed window to front elevation and central heating radiator.



CONSERVATORY

4.22 x 3.51 (13'10" x 11'6")

White uPVC double glazed windows to three aspects,

double glazed French doors to rear garden and central heating radiator. Tiled flooring and ceiling fan.



FIRST FLOOR ACCOMMODATION

LANDING

White uPVC double glazed windows to both front and rear elevations, uPVC double glazed Velux window to rear, central heating radiator and access to loft. Stairs down to ground floor accommodation and doors to:



BEDROOM ONE

3.25 x 5.99 (10'7" x 19'7")

White uPVC double glazed windows to front elevation, central heating radiators and a range of built in wardrobes/storage. Door leading to En-Suite.



EN-SUITE

2.34 x 1.94 (7'8" x 6'4")

Three piece suite comprising: panel bathtub with chrome mixer taps and power shower, low level W.C. and vanity wash hand basin having chrome mixer tap. Fully tiled walls and flooring, chrome towel radiator and white uPVC double glazed frosted window to rear elevation. Shaver socket point, inset spotlights to ceiling and extractor fan.



BEDROOM TWO

3.71 x 3.79 (12'2" x 12'5")

White uPVC double glazed window to front elevation, central heating radiator and a range of built in wardrobes/storage.



BEDROOM THREE

3.27 x 3.78 (10'8" x 12'4")

White uPVC double glazed window to front elevation, central heating radiator and a range of built in wardrobes/storage.



BEDROOM FOUR

White uPVC double glazed windows to rear elevation and central heating radiator.



BATHROOM

3.92 x 1.83 (12'10" x 6'0")

Three piece suite comprising: white panel bathtub with chrome mixer tap, corner shower cubicle with power shower and vanity wash hand basin having chrome mixer taps. Part tiled walls, white uPVC double glazed frosted windows to rear elevation, central heating radiator and inset spotlights to ceiling.



W.C.

1.48 x 0.80 (4'10" x 2'7")

Low level W.C. with vinyl flooring and white uPVC double glazed window to rear elevation.



EXTERIOR

FRONT

To the front of the property is a generous driveway and lawn area. Access inside the property via composite entrance door situated in sheltered porch.



GARAGE

6.83 x 6.68 (22'4" x 21'10")

The double garage has an electric up and over garage door, power and lighting. To the rear, there is a uPVC entrance door and white uPVC double glazed frosted window.



REAR

To the rear of the property is a private generously sized garden which is mainly laid to lawn. There is a paved area which has space for garden furniture and has plenty of space for flowerbeds.



HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and

recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

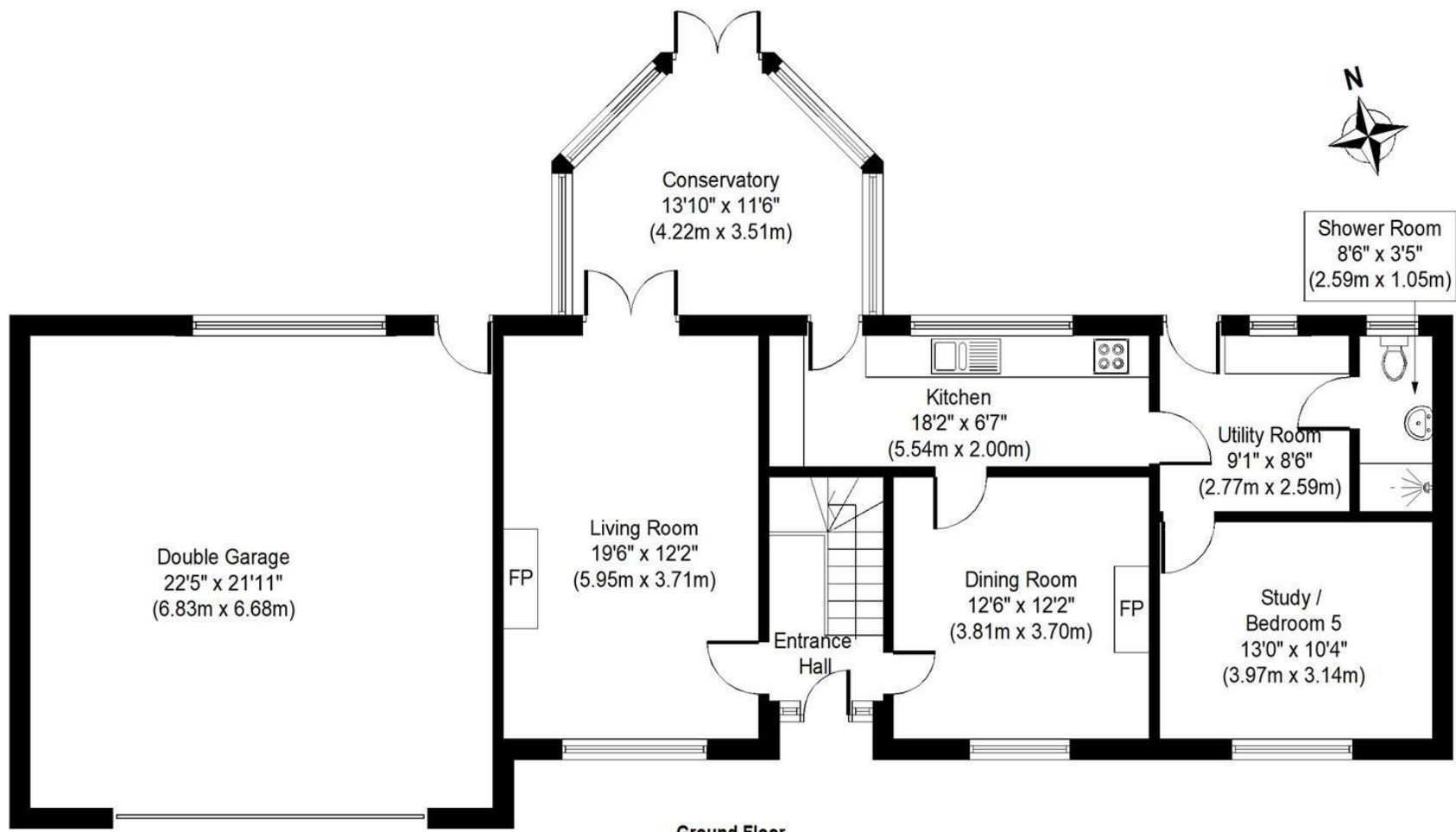
VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will

be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.





Ground Floor
Approximate Floor Area
1489 Sq. ft.
(138.3 Sq. m.)

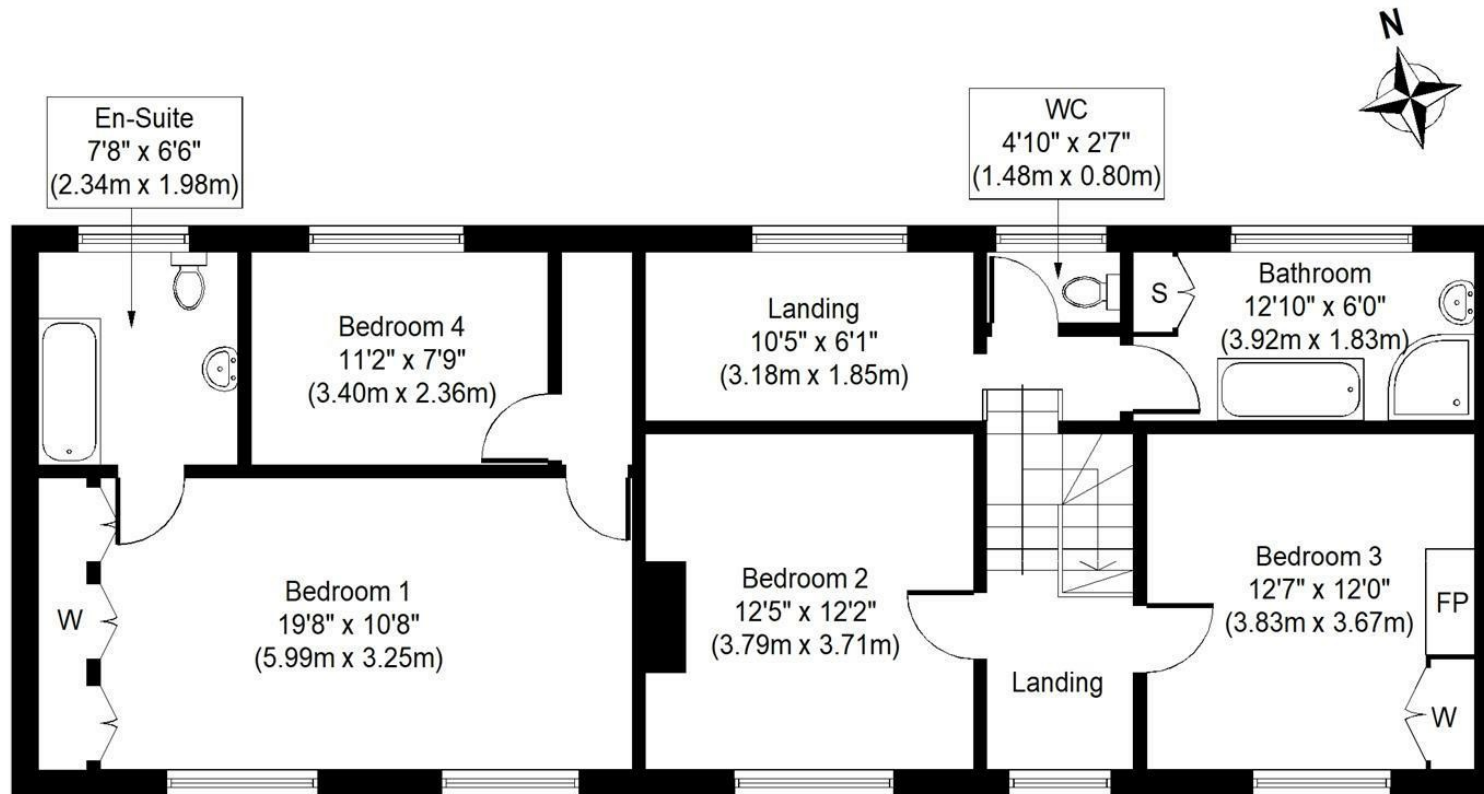
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
1020 Sq. ft.
(94.8 Sq. m.)

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