



The Keld, 4 Carlton Green Farm, Carlton Green, Yorkshire, DL11 7AF  
Offers over £580,000





**(NEW) KITCHEN & DINING ROOM 6.83m x (4.85m max) 4.69m (22'4" x (15'10" max) 15'4")**

Lovely truss-vaulted ceiling & Travertine flooring with under-floor heating. Newly fitted contemporary kitchen with under-lit wall & floor units & island unit with white Granite worktops & inset sink with white Granite splash-backs. Induction range cooker , eye-level oven & microwave, integrated fridge, freezer & dishwasher. 2 double glazed Velux windows & full-height double glazed patio doors with side screens overlooking the garden.

**INNER HALL (1) 2.64m x 2.26m (8'7" x 7'4")**

Staircase to MASTER SUITE.

**UTILITY 2.29m x 1.90m (7'6" x 6'2")**

Cupboard housing hot-water cylinder & plumbing for washing machine.

**SITTING ROOM 5.85m x 5.09m (19'2" x 16'8")**

Fireplace with flagged hearth & multi-fuel stove, truss-vaulted ceiling & TV point. A fabulous triple aspect room with bi-fold doors opening on to the terrace with outstanding views, further feature arched door with side screens & gable window.

**INNER HALL (2) 2.71m x 2.04m (8'10" x 6'8")**

Beamed ceiling & down-lighting.

**BEDROOM 2. 5.54m x 3.51m (18'2" x 11'6")**

Truss-vaulted ceiling, down-lighting, TV & telephone points. Door opening onto the garden.

**BEDROOM 3. 4.68m max x 4.32m (15'4" max x 14'2")**

Truss-vaulted ceiling, down-lighting & TV point.

**BEDROOM 4. 4.07m x 2.46m (13'4" x 8'0")**

...or large OFFICE: Beamed ceiling & down-lighting. TV & telephone points.

**Large BATH/SHOWER ROOM 3.93m x 1.88m (12'10" x 6'2")**

Wet Bath/Shower area with roll-top, claw-foot bath & drench shower, washbasin & WC. Ceiling beam & down-lighting.

**FIRST FLOOR LANDING**

**BEDROOM 1. 6.12m x 4.97m (20'0" x 16'3")**

Down-lighting & TV point

**Ensuite SHOWER ROOM 2.16m x 1.88m (7'1" x 6'2")**

Glazed shower area, washbasin & WC. Travertine flooring & down-lighting.

**Ensuite DRESSING ROOM 2.34m x 1.58m (7'8" x 5'2")**

Shelving & down-lighting.

**OUTSIDE (VIEWS)**

Enclosed Gardens with stone boundary wall, gravelled courtyard  
Parking, lawns, flagged patios, cold water tap & log-store.

**DOUBLE GARAGE 5.88m x 5.04m (19'3" x 16'6")**

Up & over door, strip-lighting & power.

**Adjoining GARAGE/WORKSHOP 5.88m x 3.87m (19'3" x 12'8")**

Up & over door, strip-lighting & power.

**NOTES**

- (1) Neighbouring Barnfield Croft has a right of way over the side passage for emergency only & must ask permission to use it.  
(2) Air-Source Central Heating system to radiators, partial under-floor heating, plus multi-fuel stove in Sitting Room.

(3) Shared driveway maintenance charges - one sixth.

(4) COUNCIL TAX BAND: E

(5) EPC: 64-D

