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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Carleton Road, Pontefract, WF8 3NA Four Bedroom Duplex Apartment **Offers in Excess of £180,000**

**Approx 1460 sq/ft Over Two Floors : Beautifully Presented Throughout :
Lounge and Separate Dining Room : Modern House Bathroom and
Modern Shower Room : Double Bedrooms Throughout : Private and
Sunny Positioned Balcony : Garage and Storage Shed : Close to Local
Amenities and Public Transport : Viewing A Must to Fully Appreciate Size**

PROPERTY DETAILS

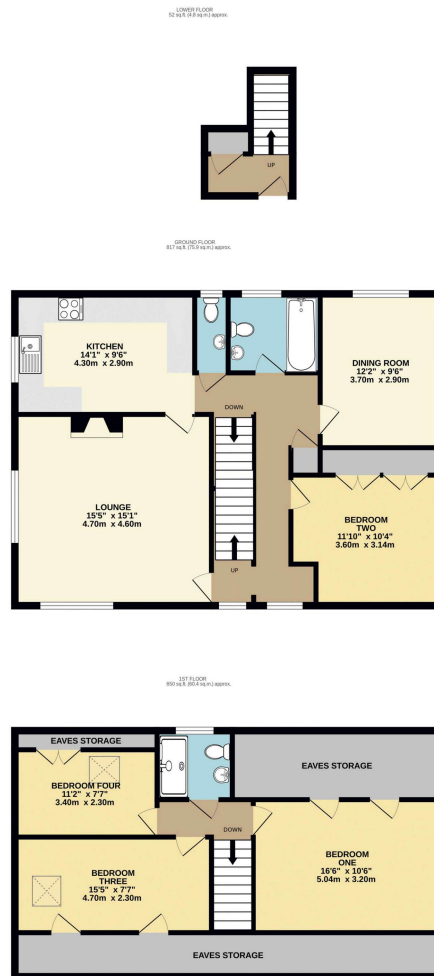
Enfields are delighted to offer for sale this impressive four bedroom duplex apartment with private entry, situated within a popular residential area of Pontefract.

Beautifully presented throughout this expansive and larger than expected home is close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, York, Doncaster and Leeds.

The property provides good sized living accommodation throughout and comprises to the ground floor; private entrance hallway with stairs giving access to ground floor; To the ground floor; a light and airy double aspect lounge, good sized modern kitchen with integrated cooking appliances, double bedroom with fitted wardrobes, dining room/family playroom, guest w/c and a modern house bathroom. To the first floor; master bedroom, two further good sized bedrooms and a modern three piece shower room.

The property also benefits from having off street parking provided by means of a garage and communal visitor parking. A viewing is highly recommended to appreciate the accommodation this lovely home has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA: 1519 sq.ft. (141.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Vestibule

Communal covered vestibule having private composite door with leaded opaque glazed inlays leading through into reception hallway.

Reception Hallway

Built-in cloak cupboard, Oak effect laminate flooring and stairs leading to first floor.

First Floor Hallway

Central heating radiator, UPVC double glazed window to front aspect, glazed door leading out onto private balcony, stairs leading to second floor.

Lounge

15' 5" x 15' 1" (4.7m x 4.6m)

A good sized double aspect lounge having UPVC double glazed windows to both front and side aspects, central heating radiator, feature living flame 'period style' fireplace mounted on marble hearth with marble back and surround, exposed and stained floor boarding throughout.

Kitchen

9' 6" x 14' 1" (2.9m x 4.3m)

A good sized modern kitchen having matching high and low level 'high gloss' storage units with timber effect roll-edged work surfaces and complementary tiled splash backs, integrated four-ringed gas hob with modern 'canopy style' extractor hood and oven beneath, inset stainless steel sink with half sink and drainer, concealed fridge-freezer and washing machine, UPVC double glazed window to front aspect, central heating radiator and timber effect vinyl flooring throughout.

Guest W.C

White two piece suite comprising of pedestal wash hand basin with complementary 'mosaic style' splash backs and low level W.C with soft closing mechanisms, Oak effect laminate flooring.

Dining Room/Playroom

12' 2" x 9' 6" (3.7m x 2.9m)

A double aspect room which is currently used as a dining room however, can be used as a playroom, having UPVC double glazed windows to side and rear aspects, central heating radiator, exposed and stained floor boarding throughout.

Bedroom Two

10' 4" x 11' 10" (3.14m x 3.6m)

A good sized double bedroom having range of built-in wardrobe space, UPVC double glazed window to rear aspect, central heating radiator and exposed/stained floor boarding throughout.

House Bathroom

Modern bathroom having white three piece suite comprising of 'P-Shaped' panelled bath with thermostatic controlled shower and shower screen, low level W.C with soft closing mechanisms and wash hand basin mounted over vanity cupboard, modern tiling to walls throughout, chrome heated towel rail/radiator, UPVC double glazed opaque window to side aspect and Oak effect vinyl flooring.

Second Floor

Bedroom One

10' 6" x 16' 6" (3.2m x 5.04m)

A good sized bedroom having UPVC double glazed window to rear aspect, central heating radiator, Oak effect laminate flooring throughout and additional storage to eaves.

Bedroom Three

7' 7" x 15' 5" (2.3m x 4.7m)

Double glazed Velux window to side aspect, Oak effect laminate flooring throughout, central heating radiator and access to additional storage into eaves.

Bedroom Four

7' 7" x 11' 2" (2.3m x 3.4m)

Another double bedroom having double glazed Velux window to side aspect, Oak effect vinyl flooring throughout, central heating radiator and additional storage to eaves.

Shower Room

White three piece suite comprising of low level W.C, pedestal wash hand basin mounted over vanity drawers and walk-in double thermostatic controlled shower having twin shower heads, Travertine tiling to walls, marble effect vinyl flooring, chrome heated towel rail/radiator, UPVC double glazed window to side aspect.

Outside

Multiple off-street parking is provided by means of allocated garage and parking space. Additional communal visitor parking provided.

Property Particulars: D1