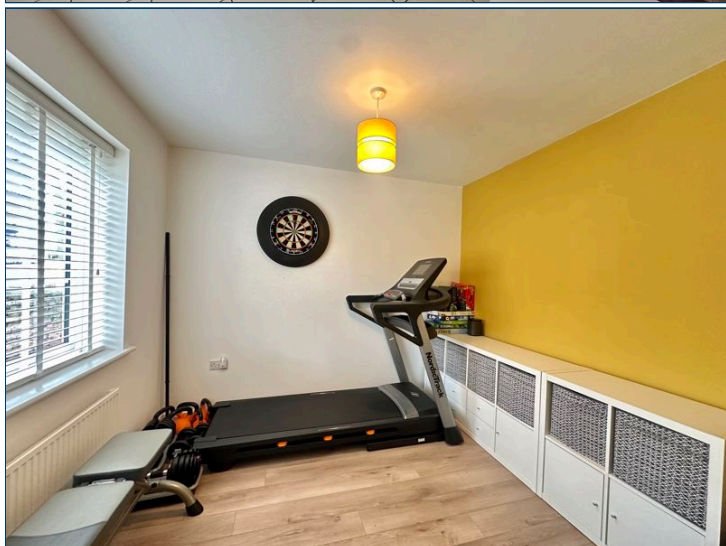


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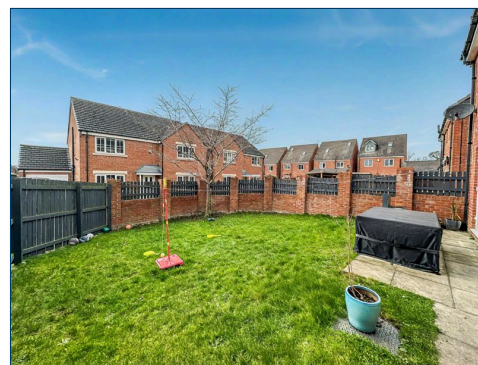
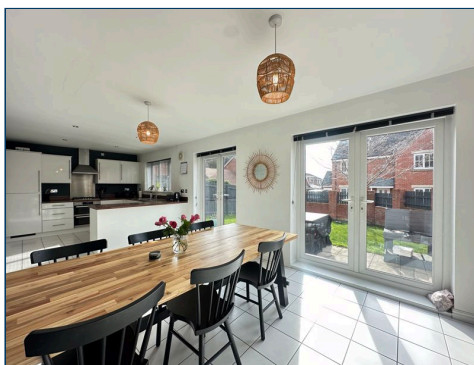


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	88
England & Wales	EU Directive 2002/91/EC	

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.



Carleton Road, Pontefract, WF8 3RL

Four Bedroom Detached,

Offers in Excess of £375,000

Expansive Family Home : Lounge and Office/Snug : Modern Open Plan Dining Kitchen : Downstairs W/C and Utility Room : Double Bedrooms Throughout : Modern Four Piece Bathroom and En-Suite : Southerly Facing Garden with Patio : Driveway and Detached Garage : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom, detached property situated within a popular residential area of Pontefract.

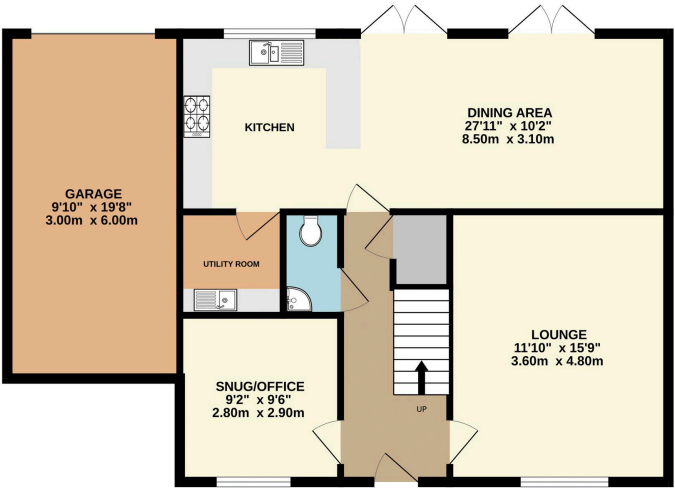
Beautifully presented, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster, Leeds and London.

The property briefly comprises; to the ground floor, entrance hallway, downstairs w/c, good sized lounge, office/snug and open plan modern dining kitchen with separate utility room. To the first floor; master bedroom with modern ensuite shower room, three other good sized double bedrooms and a modern four piece family bathroom.

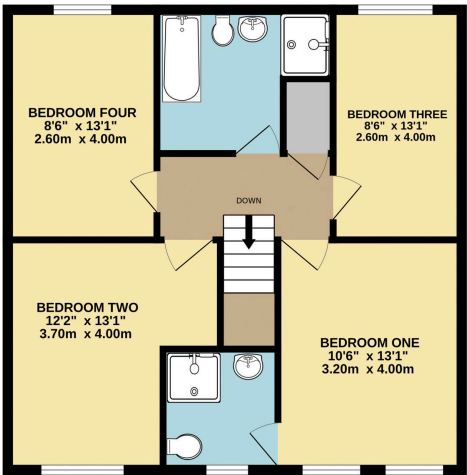
The property further benefits from having a southerly facing garden to the rear with a patio/seating area that is ideal for outside entertaining. Multiple off street parking is provided by means of a driveway and detached garage. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating C: Council Tax Band F. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.



1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 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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Entrance Hallway

Enter through UPVC door to front aspect, UPVC double glazed opaque windows to front aspect, laminate wood affect flooring and gas central heated radiator. Doors leading into other rooms, stairs leading to first floor landing and useful understairs storage cupboard.

Lounge

15' 9" x 11' 10" (4.80m x 3.60m)

Gas central heated radiator and UPVC double glazed window to front aspect.

Office/Snug

9' 6" x 9' 2" (2.90m x 2.80m)

Laminate wood affect flooring, gas central heated radiator and UPVC double glazed window to front aspect.

Downstairs W/C

Two piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap and tiled splashback. Tiled flooring and gas central heated radiator.

Kitchen

Kitchen area having high and low level storage units with laminate wood affect roll edged work surfaces with matching splashbacks. Inset stainless steel one and a half sink and draining board with chrome mixer tap. Integrated four ring gas hob with extractor fan over and stainless steel splashback and oven/grill beneath. Full size integrated fridge freezer and dishwasher. Tiled flooring, recess spotlights, UPVC double glazed window to rear aspect, gas central heated radiator and door through to utility room.

Dining Area

10' 2" x 27' 11" (3.10m x 8.50m)

Tiled flooring, gas central heated radiator and UPVC double glazed French doors leading to rear garden.

Utility Room

Low level storage units with laminate wood affect roll edged work surfaces with matching splashbacks. Inset stainless steel sink with draining board and chrome mixer tap. Space and plumbing for washing machine, tiled flooring and gas central heated radiator.

First Floor Landing

Doors leading into other rooms, storage cupboard and loft access.

Bedroom One

13' 1" x 10' 6" (4.00m x 3.20m)

Gas central heated radiator, UPVC double glazed windows to front aspect and door leading to En-suite bathroom.

En-Suite Bathroom

Three piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Tiled walls to splash prone areas, gas central heated radiator, recess spotlights and UPVC double glazed opaque window to front aspect.

Bedroom Two

13' 1" x 12' 2" (4.00m x 3.70m)

Gas central heated radiator and UPVC double glazed window to front aspect.

Bedroom Three

13' 1" x 8' 6" (4.00m x 2.60m)

Gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Four

13' 1" x 8' 6" (4.00m x 2.60m)

Gas central heated radiator and UPVC double glazed window to rear aspect.

House Bathroom

Four piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap, panelled bath with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Half tiled walls, recess spotlights, gas central heated radiator and UPVC double glazed opaque window to rear aspect.

Outside

Front garden is mainly laid to lawn split by a stone walkway leading to front door accessed via wrought iron gate. Wrought iron fencing and brick walls to boundaries. Rear garden is mainly laid to lawn with a stone patio area, brick walling and timber fencing to boundaries. Rear private driveway providing off street vehicle parking leading to a garage with an up and over door.

Property Particulars D1