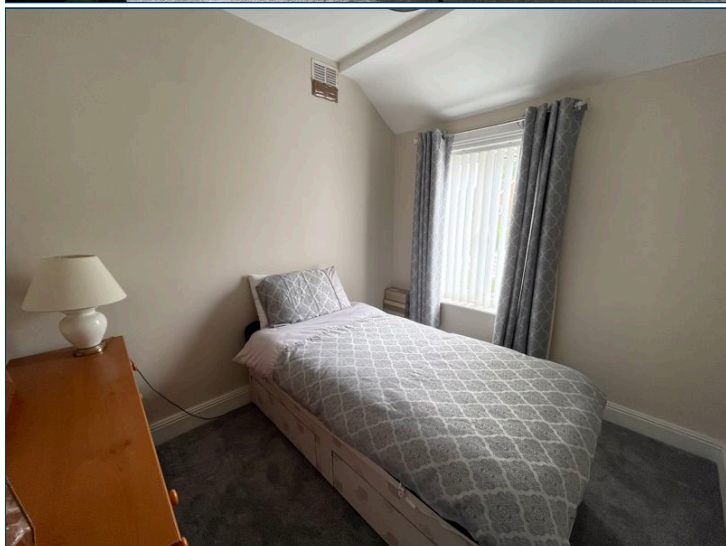


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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 3NF Three Bedroom Semi-Detached, **£300,000**

**No Onward Chain : Loft Part Converted (Potential Fourth Bedroom - STP) :
Lounge and Separate Dining Room : Good Sized Bedrooms Throughout :
Double Block Paved Driveway : Sunny Positioned Garden with Seating Area :
Viewing Highly Recommended : Close to Local Amenities and Schools : Good
Rail, Bus and Road Transport Links**

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive three bedroom semi- detached home situated within a popular residential area of Pontefract.

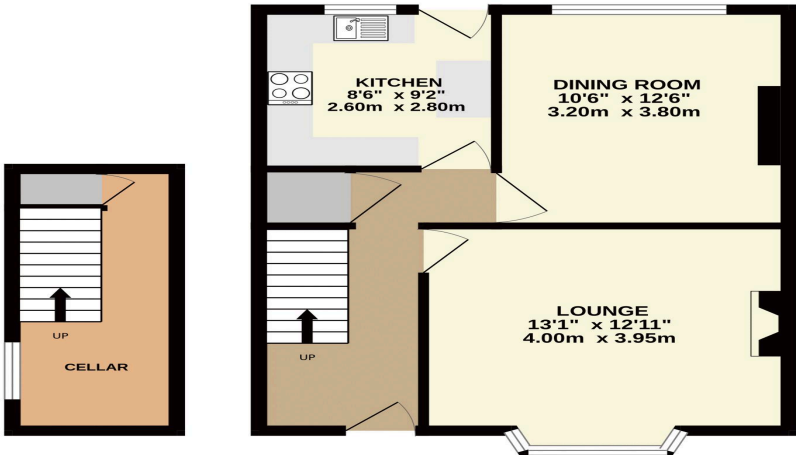
Well maintained throughout this home is close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. There is 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; entrance hallway with stairs giving access to the first floor landing; a light and airy lounge, good sized kitchen with direct access to the rear garden and dining room ideal for entertaining. Upstairs, there a two well proportioned double bedrooms and a good sized single bedroom, along with a family bathroom and a separate W/C for added convenience. Family bathroom along with a separate W/C for added convenience.

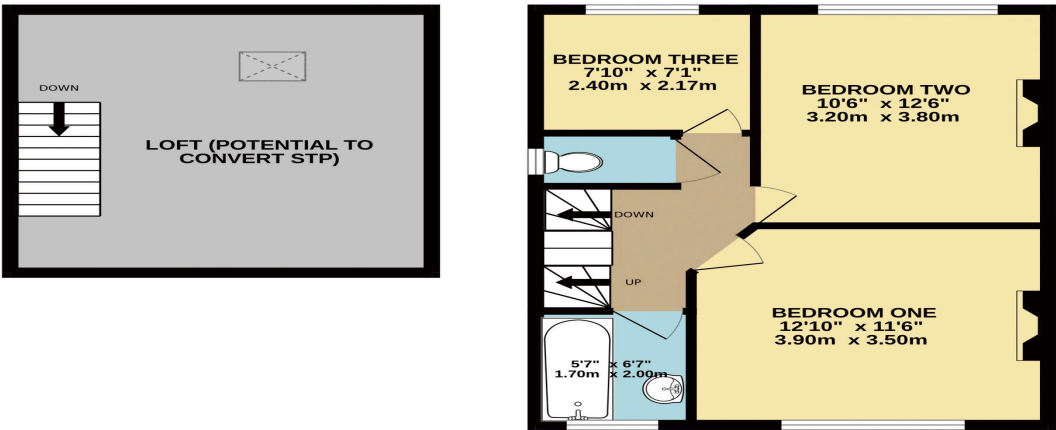
The property also benefits from having off street vehicle parking provided by means of a block paved driveway. A viewing is highly recommended to appreciate the accommodation this lovely home has to offer. Freehold: Energy Performance Rating D: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA : 1214 sq.ft. (112.7 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.
Made with Metropix ©2025

Entrance Hallway

The hallway provides access to the main living areas, with useful under-stairs storage and a practical layout that connects the ground floor seamlessly. A frosted glass front door with matching side panel allows natural light to filter in while maintaining privacy. Stairs leading to first floor landing.

Lounge

12' 11" x 13' 1" (3.95m x 4.00m)

A bright and comfortable room featuring a UPVC double glazed bay window to front aspect that allows natural light to flood the space. The generous proportions make it suitable for a variety of furniture arrangements, perfect for relaxing or entertaining. Feature fireplace to side aspect.

Dining Room

12' 6" x 10' 6" (3.80m x 3.20m)

Overlooking the rear garden, this versatile room offers plenty of space for family dining and can easily double as a second sitting area, playroom, or home office if needed. UPVC double glazed window to rear aspect.

Kitchen

9' 2" x 8' 6" (2.80m x 2.60m)

A functional and well-organized space fitted with ample base and wall units, generous worktop areas, and modern appliances including a four ring gas hob and double oven. The layout includes direct access to the rear garden, ideal for everyday convenience or entertaining in warmer months. UPVC double glazed window to rear aspect. Inset sink with draining board and chrome mixer tap. Space for full size fridge freezer and washing machine. Tiled splashbacks.

First Floor Landing

The first floor landing is a bright and neatly presented space. Multiple doors lead off to various rooms. The staircase features a balustrade and is tucked neatly beneath a sloped ceiling, making efficient use of layout while maintaining a sense of openness.

Bedroom One

11' 6" x 12' 10" (3.50m x 3.90m)

A spacious double bedroom with ample room for wardrobes and additional furniture. Positioned at the front of the property. UPVC double glazed window to front aspect projecting natural light. Gas central heated radiator. Feature fireplace to side aspect.

Bedroom Two

12' 6" x 10' 6" (3.80m x 3.20m)

Another good-sized double bedroom located at the rear of the house, offering flexible use for family members, guests, or as a hobby space. UPVC double glazed window to rear aspect and gas central heated radiator. Feature fireplace to side aspect.

Bedroom Three

7' 1" x 7' 10" (2.17m x 2.40m)

A well-proportioned single room, ideal for a child's room, nursery, home office, or guest bedroom. UPVC double glazed window to rear aspect.

Family Bathroom

6' 7" x 5' 7" (2.00m x 1.70m)

Two piece suite comprising of tiled walls, fitted with a full-size bath and overhead shower. The bathroom is designed to meet day to day needs with ease. Handwash basin with chrome mixer tsp. UPVC double glazed window to front aspect.

Separate W/C

Located off the landing, providing added convenience for families or guests. UPVC double glazed window to side aspect.

Cellar

Provides valuable storage space, with potential for use as a utility or workshop area. UPVC double glazed window to side aspect.

Loft

A large, partially boarded loft space with natural light via a Velux window. This area offers significant potential for conversion to an additional bedroom or study, subject to necessary approvals.

Outside

Landscaped for low maintenance, the rear garden features stone paving and mature planted borders, offering a private outdoor space for relaxing, dining, or entertaining. Front of the property having a block-paved driveway providing multiple off street vehicle parking.

Property Particulars D1