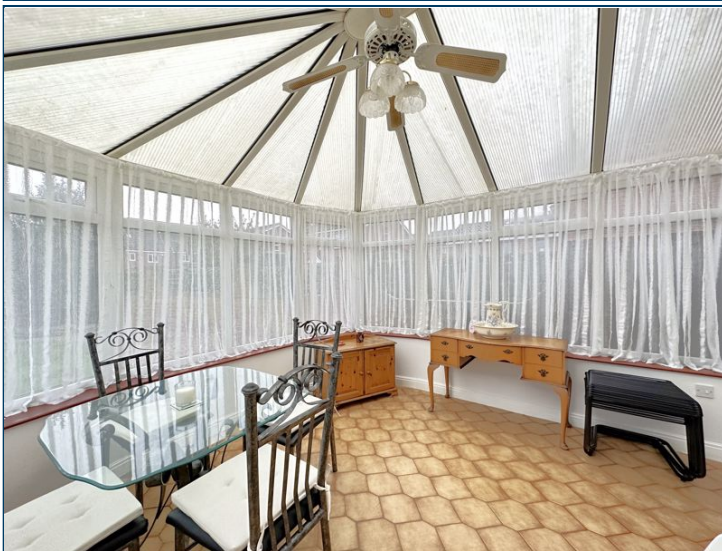


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 Solicitor 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 the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Moor Lane, Carleton, WF8 3RX

Three Bedroom Detached, **£350,000**

**Well Presented Throughout : Good Sized Lounge Through Dining Room  
: Modern Style Kitchen with Utility Room : Separate Conservatory  
: Downstairs Study/Bedroom : En-suite to Master Bedroom  
: Sunny Positioned Rear Garden with Patio : Multiple Off Street Parking  
: Close to Local Amenities and Schools**

## PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive, larger than average three/four bedroom, detached property situated in one of the most sought after location of Pontefract.

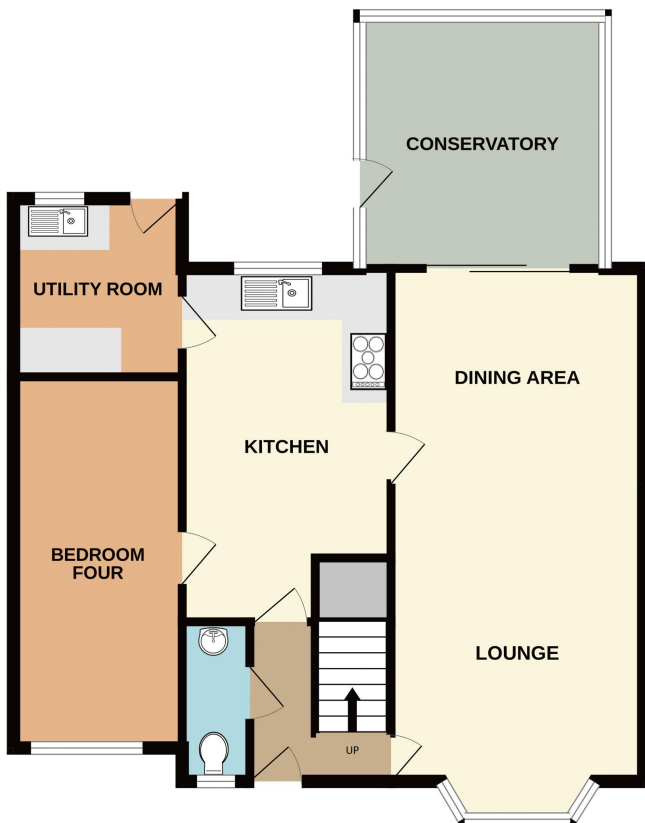
Well presented throughout, this family home is close to open countryside as well as a full range of local amenities found within Pontefract town centre and Junction 32 Shopping Outlet both of which have shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities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

The property itself comprises to the ground floor; reception hallway, good sized lounge through dining room, conservatory, family room/office/fourth bedroom, downstairs w/c and kitchen with utility room. To the first floor; master bedroom with en-suite shower room, two further double bedrooms and a house bathroom.

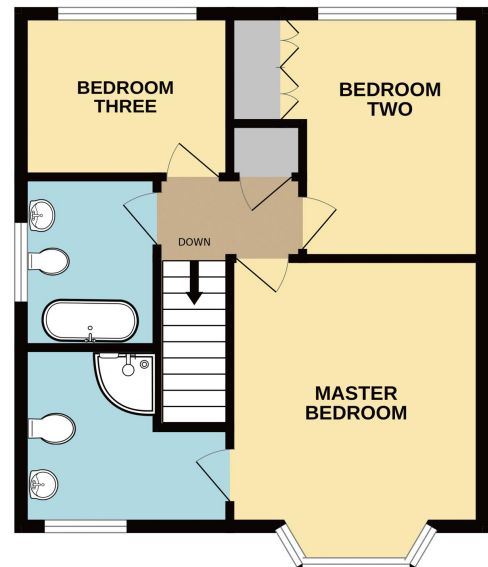
Located on a good sized corner plot the property also benefits from having gardens to the front, side and rear including patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of a double driveway. Available with no onward chain an internal viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

GROUND FLOOR



1ST FLOOR



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

UPVC door and double glazed opaque window to front aspect, dado rail, central heating radiator, laminate flooring throughout, stairs leading to first floor, door leading through to other rooms.

## Downstairs WC

Two piece suite comprising of low level WC and wash hand basin mounted over vanity cupboard, tiling to splash prone areas, central heating radiator, UPVC double glazed opaque window to front aspect, laminate flooring throughout.

## Lounge Through Dining Room

*22' 8" x 11' 2" (6.9m x 3.4m)*

A good sized room having feature period style cast iron fireplace with ornate inlaid tiling, living flame gas fire set on marble hearth and having timber Adams style surround, UPVC double glazed bay window to front aspect, UPVC double glazed sliding patio doors leading through into conservatory, moulded ceiling cornice, dado rail and two central heating radiators.

## Conservatory

*11' 2" x 10' 10" (3.4m x 3.3m)*

An all year round room having UPVC double glazed windows to side and rear aspects, UPVC double glazed door leading directly out onto rear patio and garden, double central heating and tiled flooring throughout.

## Kitchen

*15' 9" x 9' 2" (4.8m x 2.8m)*

A good sized kitchen having matching high and low level storage units with marble effect roll-edged work surfaces and complementary tiled splash backs, inset stainless steel sink with half sink and drainer with chrome mixer tap, integrated five ringed gas hob with extractor hood and oven beneath, space for American style fridge-freezer, UPVC double glazed window looking directly out over rear garden, double central heating radiator, built-in storage cupboard and doors leading through into utility room and office/bedroom four.

## Utility Room

*7' 10" x 7' 7" (2.4m x 2.3m)*

Marble effect roll-edged work surfaces with space and plumbing for both washing machine and dishwasher beneath, inset stainless steel sink with drainer mounted over storage cupboards, wall-mounted Alpha central heating boiler, laminate flooring throughout, UPVC double glazed door and opaque window to rear aspect.

## Office/Bedroom Four

*16' 5" x 7' 7" (5.0m x 2.3m)*

A good sized office having UPVC double glazed window to front aspect and central heating radiator.

## First Floor Landing

Built-in airing/storage cupboard and loft access. Loft being part-boarded and used for additional storage.

## Master Bedroom

*11' 10" x 11' 2" (3.6m x 3.4m)*

A good sized bedroom having UPVC double glazed bay window to front aspect, central heating radiator and door leading through into en-suite.

## En-suite

*9' 2" x 7' 3" (2.8m x 2.2m)*

Three piece suite comprising of walk-in corner electric shower, low level WC with hidden cistern and wash hand basin mounted over vanity cupboard, mosaic style tiling to splash prone areas, central heating radiator and UPVC double glazed opaque window to front aspect.

## Bedroom Two

*10' 6" x 7' 10" (3.2m x 2.4m)*

UPVC double glazed window to rear aspect, central heating radiator and built-in wardrobes.

## Bedroom Three

*9' 2" x 7' 3" (2.8m x 2.2m)*

A good sized third bedroom having UPVC double glazed window looking directly out over rear garden and central heating radiator.

## House Bathroom

*7' 7" x 5' 11" (2.3m x 1.8m)*

Modern bathroom having white three piece suite comprising of period style roll-edged double ended bath with chrome central mixer tap and shower attachment, low level WC and pedestal wash hand basin, mosaic style tiling to splash prone areas, central heating radiator, shaver point and UPVC double glazed opaque window to side aspect.

## Outside

Front garden is converted to a double block paved driveway providing multiple off-street parking with additional parking to the side of the property, rear garden accessed via stone walkway through wrought iron secure gate. Rear garden is mainly laid to lawn with pebbled borders and small rockery incorporating mature shrubs and bushes, additional feature of a paved patio occupying a sunny position, a metal storage garden shed, brick wall and timber fencing to boundaries.

## Property Particulars:D1