

3 Bed

House - Detached

located in

Pontefract

Guide Price £350,000







enfields

Fair View
Pontefract
WF8 3NT

3

1

1

D

Lead In
This three-bedroom detached home is situated on a highly sought-after cul-de-sac development in Carleton, where properties of this size and style rarely come to market. Occupying an attractive corner position, the home benefits from generous front and rear gardens, a driveway and a separate garage.

Offering a versatile layout throughout, the property provides excellent potential for its next owner. While some modernisation may be desired, the home has been exceptionally well cared for and maintained by the current owner.

Upstairs, the property boasts three well-proportioned bedrooms, making it ideal for a range of buyers including families, first-time buyers looking to upsize, or those seeking a quieter village location.

The area remains extremely popular due to its excellent local amenities, highly regarded schools, commuter links and nearby countryside walks, all adding to the appeal of this fantastic home.

Offered to the market with no onward chain, this attractively priced property is expected to generate a high level of interest, and early viewing is highly recommended.

Hallway
6' x 7'8"
Access to the WC, living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

WC
5'12" x 2'8"
WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring.

Living Room
11'10" x 16'12"
Feature fire with hearth and surround. Open plan to the dining area. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

Dining Room
11'11" x 8'8"
Access to the kitchen. UPVC double glazed French doors leading to the rear garden. Wood effect flooring.

Kitchen
8'10" x 18'2"
Range of high and low level kitchen units with integrated extractor hood. Large cooker. Option to reconnect plumbing for washing machine. Space for dishwasher. One and half bowl sink with drainer chrome tap. UPVC double glazed access door giving access to the side of the property. UPVC double glazed windows to the rear and side elevation.

Landing
2'11" x 11'11"
Access to all three bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One
11'12" x 13'5"
Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.







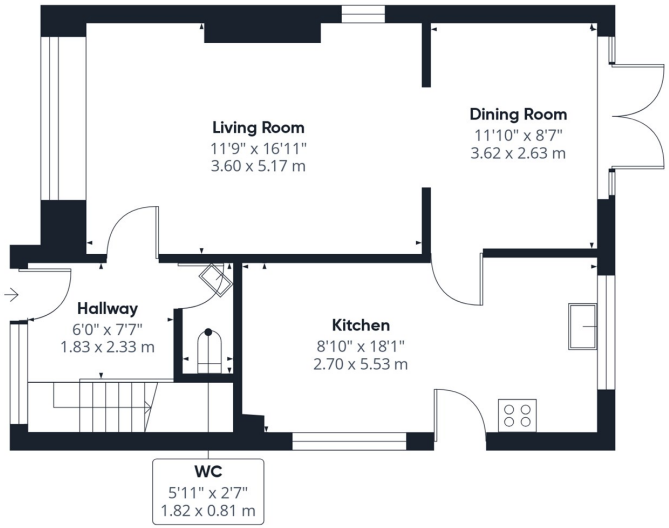
Bedroom Two
11'11" x 10'6"
Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three
8'11" x 9'7"
Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

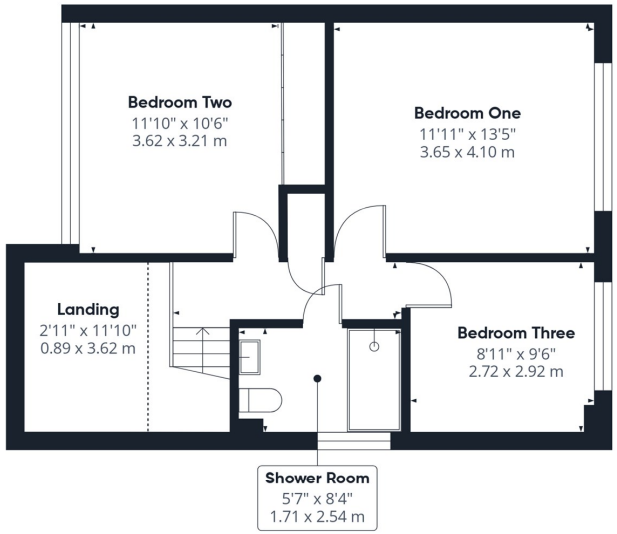
Shower Room
5'7" x 8'4"
Wite suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

Garage
Internal electrics. Single garage with up and over door and a side access door.

External
Occupying a generous corner-style plot, this attractive detached family home offers a well-maintained frontage with extensive lawned gardens, mature planted borders and a pathway leading to the entrance porch. The property benefits from gated side access, with established shrubs and flower beds creating excellent kerb appeal and a separate garage and driveway. The elevated position and surrounding greenery provide a pleasant residential setting within this popular neighbourhood.
The rear garden is mainly laid to lawn and enjoys a good degree of privacy, bordered by mature hedging and well-stocked flower beds. A paved patio area provides an ideal space for outdoor dining and entertaining, with direct access from the house via patio doors. To the side of the property there is a useful detached out house/outbuilding, offering excellent additional storage, workshop potential or space for hobbies and garden equipment. The garden is well cared for throughout and provides an ideal outdoor space for families and entertaining alike.



Floor 0



Floor 1



Approximate total area(1)

1048 ft²

97.4 m²

Reduced headroom

1 ft²

0.1 m²

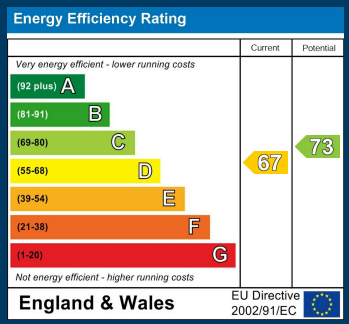
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



CONTACT

30 Newgate
Pontefract
WF8 1DB

E: sales-pontefract@enfields.co.uk
T: 01977 233124

enfields