Richard Kendall Estate Agent

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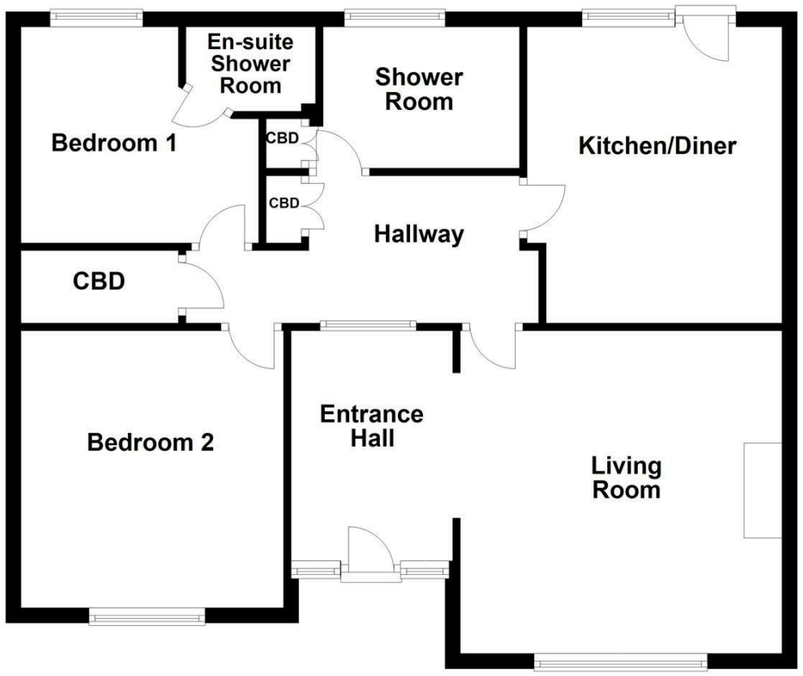
Ground Floor





159 Carleton Road, Pontefract, WF8 3NH

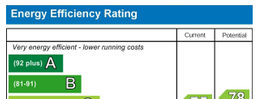
For Sale Freehold £240,000

Situated on the sought after Carleton Road in Pontefract is this generously sized two bedroom ground floor apartment benefiting from a good size plot with off road parking, large single semi detached garage and being superbly presented throughout.

The accommodation briefly comprises entrance hall, living room with access to the hallway and then kitchen diner, two bedrooms, shower room/w.c. and two storage cupboards. Bedroom one also benefits from shower room facilities. To the front there is a mainly laid to lawn garden with planted borders, stone paved patio area ideal for outdoor dining and entertaining enclosed by timber fencing and hedging. A tarmac driveway runs down the side of the property to the rear providing off road parking and to the semi detached single garage with manual up and over door, power and light, as well as two brick built outbuildings, planted and pebbled areas.

Pontefract is an ideal place to settle for a range of buyers as being on the south side of Pontefract the property is aptly placed for schools in the area, some of the best ranging from nursery and secondary school age and further afield there is Pontefract New College. Local amenities are only a short distance as well, as there are shops located in Pontefract town centre. For those who look to commute for work the property is placed between both the M62 motorway and the A1 motorway links and is on a local bus routes to and from neighbouring towns and cities such as Darrington, Pontefract and Castleford. Pontefract is home to three of its own train stations.

Only a full internal inspection will truly show what this property has to offer and so an early viewing is highly advised to avoid disappointment.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
9'11" x 6'11" (3.03m x 2.13m)
UPVC double glazed front entrance door leading into the entrance hall with UPVC double glazed window to the side, timber frame single pane window to the hallway, opening into the living room, central heating radiator.

LIVING ROOM
13'10" x 13'11" (4.24m x 4.25m)
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, door through to the hallway. Fireplace with stone hearth and wooden mantle. Solid wood flooring.

HALLWAY
Central heating radiator, single pane window looking back into the entrance hall. Doors leading to the kitchen diner, shower room/w/c., two bedrooms, storage cupboard and further fitted storage cupboard.

BEDROOM ONE
14'4" x 9'5" max x 4'2" min (4.39m x 2.88m max x 1.29m min)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.
4'9" x 5'4" max x 1'11" min (1.47m x 1.63m max x 0.6m min)
Extractor fan, spotlighting to the ceiling, low flush w.c., wall mounted wash basin with mixer tap and a shower cubicle with mains fed shower head attachment, shower screen and is fully tiled.



BEDROOM TWO
11'11" x 11'4" (3.65m x 3.47m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes.



SHOWER ROOM/W.C.
6'1" x 8'11" max x 8'1" min (1.86m x 2.72m max x 2.48m min)
Spotlighting to the ceiling, chrome ladder style central heating radiator, fitted storage cupboards, frosted UPVC double glazed window to the rear, low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with overhead rain shower and shower head attachment. Wet wall panelling and shower screen. The remainder of the shower room is fully tiled. LED light up mirror.



KITCHEN/DINER
12'11" x 11'1" max x 10'7" min (3.95m x 3.39m max x 3.23m min)
UPVC double glazed window to the rear, UPVC double glazed frosted door leading to the rear, central heating radiator. A range of wall and base units with Corian work surface over, inset sink and drainer with mixer tap, tiled splashback, four ring induction hob with stainless steel extractor hood above, integrated double oven, integrated fridge freezer, full size dishwasher, space and plumbing for a washing machine, under cabinet downlighting, Vaillant combi boiler. Stone tiled flooring.





OUTSIDE
To the front there is a garden which is mainly laid to lawn with planted borders, stone paved patio area ideal for outdoor dining and entertaining purposes. Timber fence and hedge surround, tarmac driveway leading to the rear off road parking and access to the larger than average single semi detached garage (3.07m x 5.24m) with up and over door, power and light. To the rear there is a tarmac driveway providing off road parking with right of access for washing and parking for number 157. Planted areas, pebbled beds and hedging/wall surround. Two brick built outbuildings. Outside tap.





PLEASE NOTE
Previously a leasehold property but the previous owner purchased the freehold.

COUNCIL TAX BAND
The council tax band for this property is B

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.