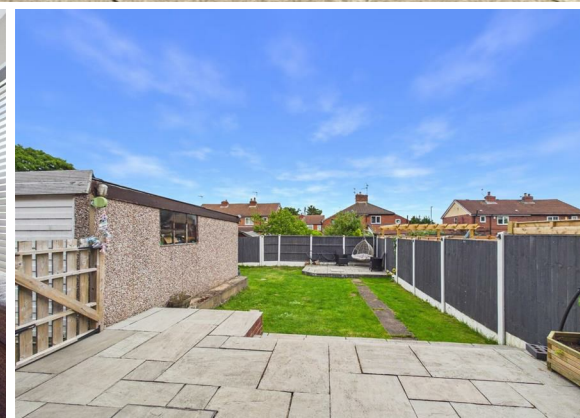




3 Bed
House - Semi-
Detached
located in
Ponte fract
Asking Price £250,000



enfields

Long Crest
Pontefract
WF8 2QT

Lead In

Situated in the highly sought-after Carleton area of Pontefract, this impressive three-bedroom semi-detached home occupies a desirable position and offers spacious, modern living throughout. The location is ideal for families, with a range of local amenities, well-regarded primary and secondary schools, and scenic woodland walks all within easy reach.

Beautifully renovated and improved by the current owners, the property has been finished to a high standard and benefits from a stunning rear extension, creating a superb open-plan kitchen, family and dining area. This fantastic space forms the heart of the home, offering contemporary living at its finest with bi-fold doors opening onto the rear garden, seamlessly blending indoor and outdoor living.

The accommodation is stylishly presented throughout and features a welcoming lounge complete with a charming log burner, providing a cosy focal point during the colder months. A convenient ground-floor WC further enhances the practicality of this family home.

Externally, the property enjoys a double-width driveway to the front, a shared driveway to the side, and a separate garage providing additional storage or parking options. The enclosed rear garden offers an excellent space for entertaining, relaxing, and family enjoyment.

Offered to the market with no onward chain, this outstanding home combines modern finishes, generous living space, and a sought-after location. An internal viewing is highly recommended to fully appreciate the size, quality, and superb condition of the accommodation on offer.

Entrance Hall

14'4" x 5'11"

Access to the WC, living room, kitchen diner and the stairs leading to the first floor. UPVC door leading to the side of the property. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

WC

4'7" x 3'12"

WC with low level flush. Wash hand basin with chrome mixer tap. Tiled effect flooring.

Living Room

11'5" x 14'10"

Timber bi-folding doors leading to the kitchen diner. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation. Fireplace with hearth and surround.

Kitchen Diner

18'8" x 18'6"

Fitted with a modern range of high and low level kitchen base units with kitchen island and integrated microwave and extractor hood. Space for a large double cooker. Option to reconnect plumbing for washing machine. Sink with chrome tap. Space for an American style fridge / freezer. UPVC double glazed bi-folding doors leading to the rear garden. UPVC double glazed skylight windows to the rear elevation. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Landing

7'4" x 5'11"

Access to all three bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the side elevation.



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Bedroom One

10'3" x 11'5"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two

8'10" x 12'3"

Built in wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three

7'3" x 8'11"

Wood effect flooring. Central heated radiator, UPVC double glazed window to the front elevation.

Bathroom

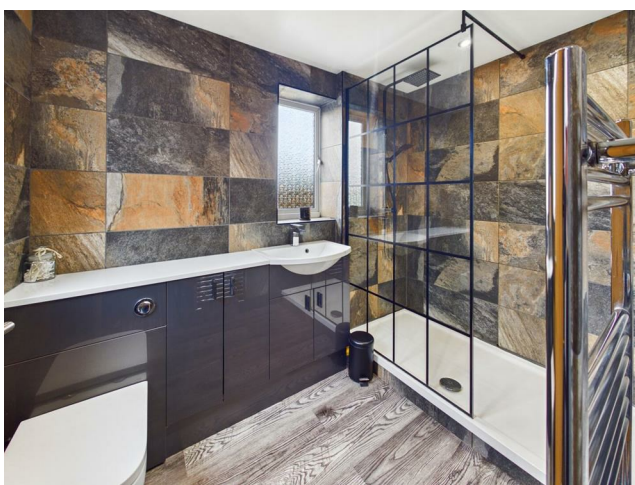
5'6" x 8'4"

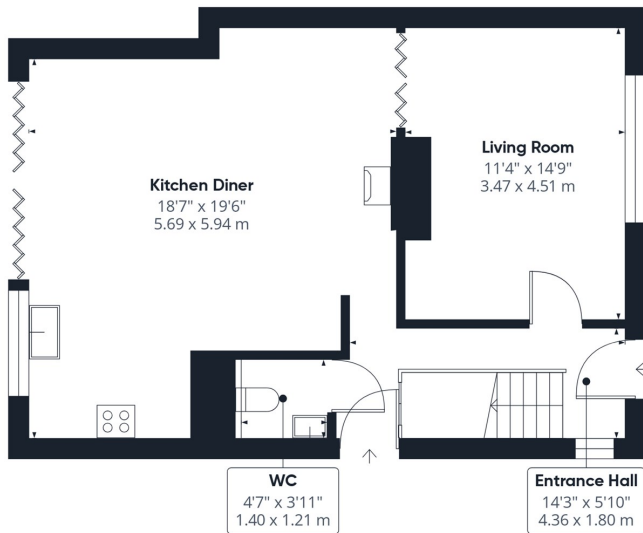
White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Full height wall tiling. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed frosted windows to the rear and side elevations.

External

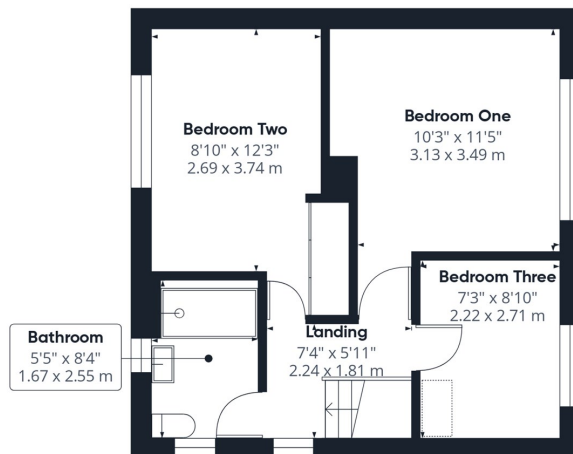
The property is set back from the road behind a substantial block-paved frontage, providing generous off-street parking for multiple vehicles. Occupying a semi-detached position, the home benefits from a shared driveway to the side which leads to a detached garage and a further private driveway area beyond, offering excellent parking and storage options.

To the rear, the property enjoys a well-proportioned and enclosed garden, designed to cater for both family living and outdoor entertaining. A paved patio area extends directly from the house, providing the ideal space for seating and outdoor dining, whilst the lawned garden offers ample room for children to play and keen gardeners to enjoy. The detached garage is positioned towards the rear of the plot and is accessed via the shared driveway, with an additional private driveway area providing further convenience for vehicle parking. Secure fencing surrounds the garden, ensuring a good degree of privacy and security.





Floor 0



Floor 1

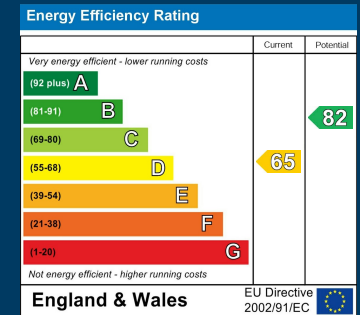


Approximate total area⁽¹⁾
1000 ft²
92.9 m²

(1) Excluding balconies and terraces

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

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