CROWN | ESTATE AGENTS

Carleton Road, Pontefract



£975 Per Month

3 | 1 | 1 | 64

This superb three-bedroom family home offers spacious and well-presented accommodation, making it an ideal choice for families looking for a comfortable home in a convenient location. Situated within easy reach of local schools and amenities, the property is also conveniently located for Pontefract town centre, offering a variety of shops, supermarkets, restaurants, bars and other everyday facilities.

A fantastic opportunity to rent a well-proportioned family home in a popular Pontefract location, contact our office today to arrange a viewing!



- Three-Bedroom Semi-Detached Family Home
- Spacious Lounge with Bay Window
- Fitted Kitchen/Diner with Integrated Appliances
- Separate Utility Room
- Three First-Floor Bedrooms
- Additional Fourth Bedroom/Study
- Front and Rear Gardens
- Convenient Location Close to Local Schools and Amenities
- EPC Grade D
- Council Tax Band C

Entrance Lobby
11'5" x 12'0" (max x max) (3.48 x 3.66 (max x 3.65 max))
A welcoming entrance hall with a glazed uPVC entrance door, window, radiator and useful under-stairs storage cupboard. Newly fitted carpet and access to the ground-floor accommodation.

Cloakroom
4'9" x 4'9" (1.45 x 1.45)
Fitted with a low-flush WC and wash hand basin, providing useful facilities on the ground floor.

Lounge
11'5" x 14'1" (max x max) (3.48 x 4.29 (max x max))
A spacious and comfortable reception room featuring a front-facing bay window, allowing plenty of natural light into the room. Further benefits include a radiator, TV point and newly fitted carpet.

Kitchen Diner
8'9" x 16'8" (2.67 x 5.08)
A well-proportioned kitchen/diner fitted with a range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. The kitchen benefits from an integrated fridge/freezer and dishwasher, together with a freestanding five-burner gas cooker. There is also a stainless-steel sink with mixer tap, pantry storage, radiator and a wall-mounted gas boiler. A window and external door provide access to the rear garden.

Utility Room
4'9" x 11'2" (1.45 x 3.40 (1.44 x 3.41))
A useful separate utility room offering additional worktop space, tiled splashbacks and plumbing for a washing machine.

Master Bedroom
10'3" x 12'0" (3.12 x 3.66 (3.13 x 3.67))
A generous front-facing double bedroom with window, radiator and TV point. The room also benefits from fitted solid wood bedroom furniture.

Bedroom Two
9'5" x 12'10" (max x max) (2.87 x 3.91 (max x 3.90 max))
A further well-proportioned front-facing double bedroom, benefiting from two windows which provide plenty of natural light, along with two radiators.

Bedroom Three
8'11" x 11'1" (2.72 x 3.38 (2.71 x 3.37))
A rear-facing double bedroom featuring a built-in storage cupboard, window and radiator.

Bedroom Four / Study
5'9" x 6'0" (1.75 x 1.83)
A smaller rear-facing room, ideal for use as a home office, study or occasional bedroom. Complete with window and radiator.

Family Bathroom
5'4" x 11'1" (1.63 x 3.38)
Fitted with a wash hand basin, low-flush WC and P-shaped panelled bath with electric shower over. The room benefits from a fully tiled surround, frosted uPVC window, radiator and recessed ceiling lighting.

External
The property benefits from gardens to both the front and rear. The front garden features a lawned area, established shrubs and a paved pathway with enclosed gated access. To the rear, there is a good-sized enclosed garden comprising a lawn and paved patio area, providing space for outdoor seating and entertaining. The property also benefits from a single garage to the side, fitted with a









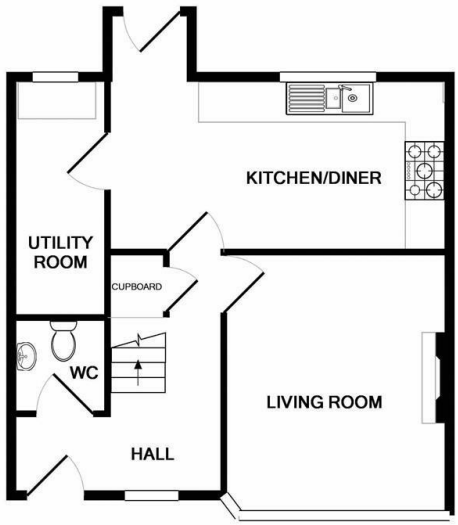



BATHROOM





Floor Plan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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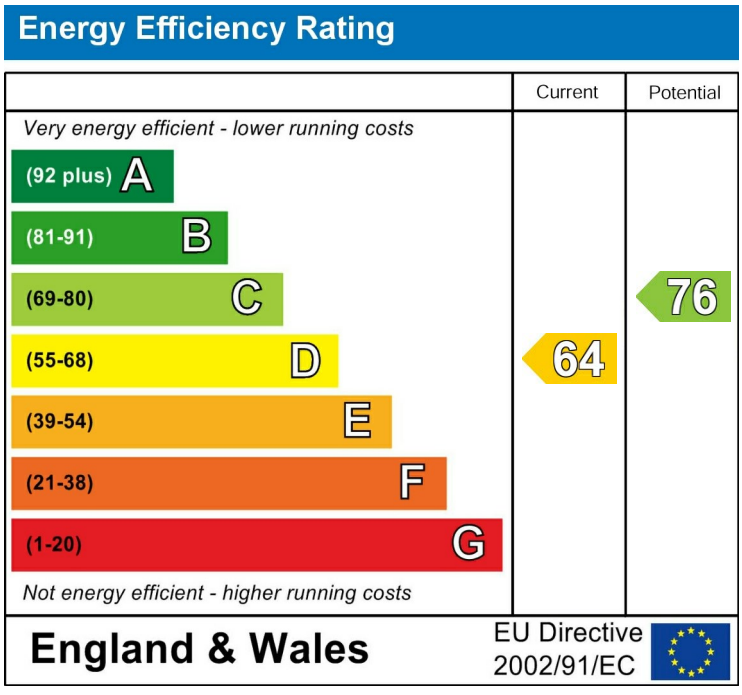

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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