



3 Bed
House - Semi-
Detached
located in
Pontefract
Starting Bid £180,000



Carleton Glen
Pontefract
WF8 1SU



****NEW**MODERN METHOD OF AUCTION**NO ONWARD CHAIN****

Lead In

Stylish Three-Bedroom Detached Home Close to Town Centre – No Onward Chain Ideally located in a sought-after area close to the town Centre, this modern three-bedroom detached home offers spacious living, contemporary design, and excellent convenience. Still benefiting from its new build warranty, the property is perfect for a range of buyers and is presented in move-in ready condition.

Set on a generous plot, the home features a driveway to both the front and side, a separate garage, and well-maintained gardens—ideal for outdoor enjoyment or entertaining.

Internally, the rooms are bright, spacious, and thoughtfully laid out, offering a comfortable and modern living environment.

The current owners have also made valuable additions to enhance both style and functionality, making this a truly special home. With three well-sized bedrooms, family bathroom, and contemporary living areas, this property combines practicality with a warm and welcoming atmosphere.

Offered with no onward chain, and situated close to schools, shops, motorway links, bus routes, and rail stations, this is a fantastic opportunity to own a beautifully presented home in a prime location. Viewing is highly recommended to fully appreciate the space, style, and setting on offer.

Hallway

12'12" x 6'8"

Front Entrance door. Hallway gives access to the first floor, lounge, WC and kitchen . There is an under stairs storage cupboard, gas central heated radiator and UPVC double glazed window to the side aspect. Tiling to the floor.

Living Room

12'2" x 12'10"

UPVC double glazed window to the front aspect, gas central heated radiator, wood laminate flooring.

WC

4'10" x 3'1"

Toilet with a tiled surround. Sink with a mixer tap and vanity unit below tiling to the floor wall mounted designer radiator. Extractor fan.

Kitchen

9'3" x 17'12"

Wall and base kitchen units in high gloss effect with wood effect laminate work tops over. Composite sink with drainer and mixer tap partly tiled walls , gas hob and extractor fan over. Gas central heated radiator. Access door into the utility room. UPVC double glazed windows to the rear elevation. UPVC double glazed patio doors which lead to the garden.

Utility Room

5'5" x 7'6"

Wall and base kitchen units with wood effect laminate worksurface over for washing machine and space for dryer wall mounted boiler UPVC double glazed window to the side elevation and gas central heated radiator.

Landing

6'11" x 4'6"

Access to bedroom one, two and three, storage cupboard and bathroom. Loft hatch with a pull down ladder. UPVC double glazed window to the side elevation.

Bedroom

10'8" x 11'12"

UPVC double glazed window to the front elevation gas central heated radiator and double fitted wardrobe access to ensuite.

En Suite

5'12" x 5'10"

UPVC double glazed window to the front elevation floating toilet with tiled back. Sink with a vanity drawer below and mixer tap. Designer towel radiator. Spa shower with Jacuzzi jets and smart system. Tiling to the floor and extractor fan.

Bedroom

9'6" x 9'2"

UPVC double glazed window to the rear elevation. Gas central heated radiator.

Bedroom

9'5" x 8'7"

UPVC double glazed window to the rear elevation. Gas central heated radiator.

Bathroom

6'9" x 5'7"

UPVC double glazed window to the side elevation. Floating toilet with tiled back. Sink with mixer tap and vanity drawer below. Jacuzzi spa bath with mixer taps and handheld shower attachment. The walls are partly tiled there is an extractor fan and a heated towel radiator.

External

Complete with decking area covered by pergola artificial land garden patio area and two garden sheds. Electric sockets. Side access gate will lead to the driveway and garage. Garage with up and over Door. Driveway To the front and side.

Auctioneer Comments

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This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



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Floor 0



Floor 1

Approximate total area[®]
893 ft²
82.9 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFF360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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