4 Bed House - Detached located in Pontefract

Guide Price £390,000

LOGIC REAL ESTATE

West Close

Pontefract

WF8 3NR

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Lead In
Situated in the highly sought-after village of Carleton, Pontefract, this spacious four-bedroom detached family home occupies a generous plot and offers an excellent opportunity for buyers seeking a home with space, potential and an enviable village location.

Having been partially renovated by the current owners, the property has benefited from a programme of major improvements, including a new central heating system, complete electrical rewire and replastering throughout, providing an excellent foundation for the next owners to add their own style and finish.

The well-proportioned accommodation briefly comprises: a welcoming entrance hall, spacious lounge, separate dining room, fitted kitchen, downstairs WC and an integral garage, perfectly suited to modern family living.

To the first floor are three generous double bedrooms, a further fourth bedroom and a family bathroom. There is also access to a substantial loft, offering excellent storage and exciting potential for conversion, subject to the necessary planning permissions and building regulations.

Externally, the property benefits from a large driveway providing ample off-street parking, generous front and rear gardens, and solar panels to the roof, enhancing the home's energy efficiency.

Carleton remains one of Pontefract's most desirable residential locations, renowned for its excellent schools, convenient access to Pontefract town centre, the motorway network and nearby railway stations. The village also offers a range of local amenities and beautiful countryside walks, making it an ideal setting for families and commuters alike.

Detached homes in Carleton are consistently in high demand, and with its generous accommodation, large gardens, recent improvements and outstanding potential, we expect strong levels of interest. Early viewing is highly recommended to fully appreciate everything this fantastic family home has to offer.

Entrance Porch
3'7" x 2'5"
Leading to the hallway.

Hallway
6'1" x 3'5"
Access to living room, kitchen, WC and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

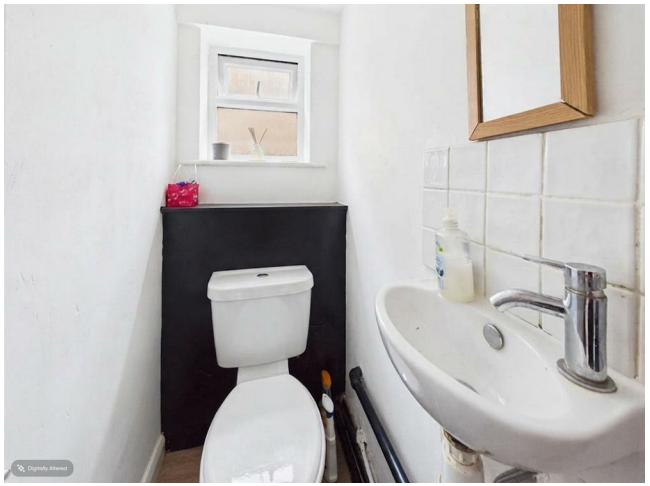
Living Room
11'9" x 19'9"
Central heated radiator. UPVC double glazed window to the side elevation. UPVC double glazed bay window to the front elevation.

Dining Room
10'11" x 18'3"
Central heated radiator. UPVC double glazed windows to the side elevations. Patio door leading to the rear garden.

Kitchen
12'6" x 8'4"
A range of kitchen base units with integrated oven, hob and extractor hood. Option to reconnect plumbing for washing machine. Space for fridge/freezer. Sink with drainer and mixer tap. Tiled effect flooring. UPVC double glazed window to the rear elevation.

WC
5'11" x 2'10"
WC with low level flush. Wash hand basin with chrome mixer tap. Wood effect flooring. UPVC double glazed frosted window to the side aspect.

Landing
9'10" x 6'2"
Access to all four bedrooms and the house bathroom. UPVC double glazed window to the side elevation.



Bedroom One
11'7" x 11'9"
Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Two
11'7" x 11'5"
Central heated radiator. UPVC double glazed window to the front elevation.

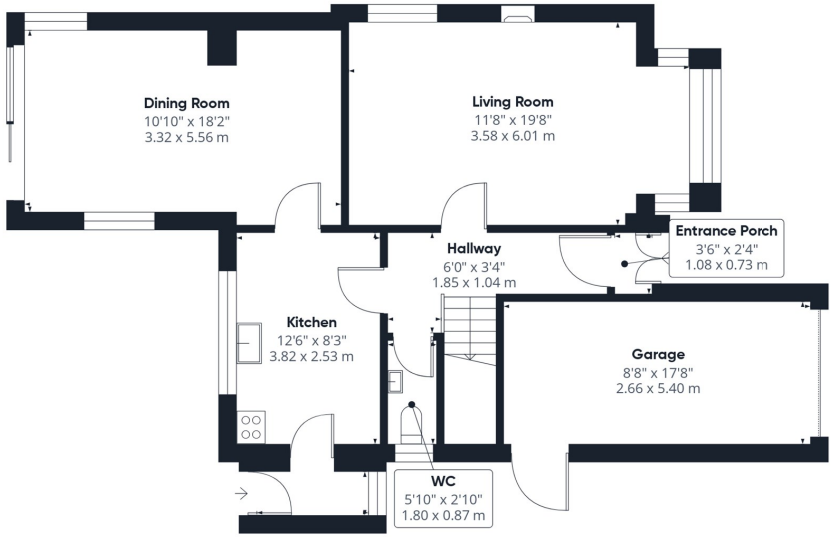
Bedroom Three
12'8" x 8'1"
Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Four
6'9" x 6'8"
Central heated radiator. UPVC double glazed window to the rear elevation.

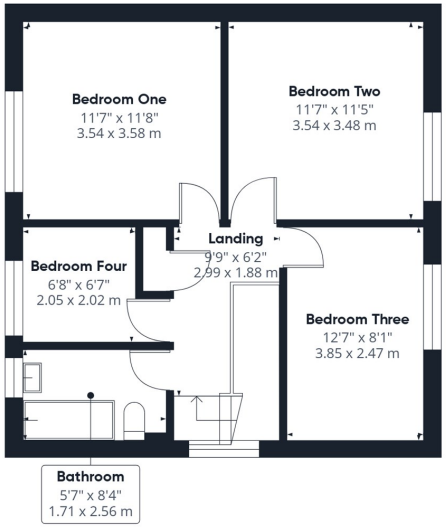
Bathroom
6'9" x 6'8"
White suite comprising of panel bath with shower screen, chrome mixer tap and mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

External
The property is approached via a generous block-paved driveway providing ample off-road parking for multiple vehicles, together with access to the integral garage. A low-maintenance front garden with mature planting complements the attractive detached façade, creating an impressive first impression. Gated side access leads through to the rear garden.

The property enjoys a generous, enclosed rear garden, predominantly laid to lawn and bordered by mature trees, shrubs and established planting, offering a good degree of privacy. A paved patio extends across the rear of the property, providing an ideal space for outdoor dining and entertaining, while the substantial lawn offers excellent space for families and keen gardeners alike.



Floor 0



Floor 1

Approximate total area(1)

1333 ft²

123.9 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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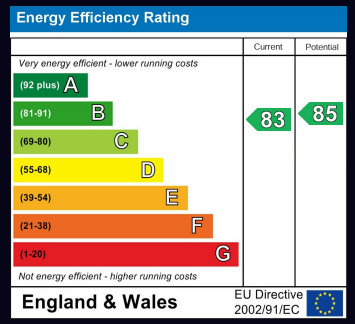

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