

Carleton Crest, Pontefract



£240,000



3



1



1



70

Nestled in the charming area of Carleton Crest, Pontefract, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests. Extended dining kitchen for modern open plan living. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. The surrounding area boasts a sense of community, with easy access to transport links for those commuting to nearby towns or cities. This home offers a wonderful opportunity to enjoy comfortable living in a desirable area. Do not miss the chance to make this house your new home.



- Sought after location on South side of the town
- Well placed for schools and access to motorways and the Town Centre
- Reception Hall, Lounge with walk in bay
- Extended dining kitchen with fitted units
- Three bedrooms, one with fitted robes
- House bathroom with 4 piece suite
- Enclosed and private gardens, stores and garage
- EPC Grade C
- Council Tax Band B
- Freehold

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Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Entrance Hall

14'0" x 5'5" (4.29 x 1.67)

Welcoming hallway with side window, staircase to the first floor and storage area under the stairs.

Lounge

12'9" x 12'4" (3.89 x 3.78)

Lovely size , bright lounge with walk in bay to the front, coved ceiling and fireplace recess housing the multi fuel stove.

Kitchen/Sitting/Dining room

18'9" x 14'4" (5.72 x 4.38)

Extended from original to enhance the living space, this good size open plan room has a kitchen area with fitted units which include base and wall units, island, integrated oven and hob with extractor over and plumbing for a washing machine. Pantry/store off, side door to the driveway, rear facing window and French windows to the rear garden, two central heating radiators together with laminate flooring and inset ceiling lighting.

First Floor Landing

8'5" x 6'7" (2.57 x 2.03)

With oak balustrade, side facing window and integral ceiling lights.

Bedroom 1

11'5" x 10'10" (3.49 x 3.31)

Front facing and having fitted wardrobes and drawer storage, central heating radiator and panelling feature to one wall.

Bedroom 2

11'4" x 10'9" overall (3.47 x 3.29 overall)

Rear facing window , central heating radiator and with partitioned area housing a set of custom built steps leading to a useful loft room 3.67 x 2.90 which has a rear facing velux window.

Bedroom 3

7'8" x 6'9" (2.36 x 2.06)

Front facing single bedroom with 3/4 size bed base constructed over the bulkhead and with window and central heating radiator.

Family Bathroom

8'3" x 5'6" (2.54 x 1.70)

Modern bathroom with 4 piece suite in white of panelled bath with corner mounted mixer taps. Pedestal wash hand basin, low level flush WC and wide shower cubicle with rainfall head and sliding glazed screen doors. Tiling to walls and floor, chrome ladder style towel warmer and rear facing opaque window.

External

To the front is a brick and wrought iron boundary wall together with twin wrought gates leading onto a paved driveway and front garden. The drive continues to the side offering ample parking. To the rear is an extended garage/store with power and light. the rear garden is fully enclosed and has patio and artificial grass. At the foot of the garden there are two outbuildings, ideal to convert to either office space for those working from home or entertaining space .



Floor Plan



TOTAL FLOOR AREA: 990 sq ft (92.0 sq m) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	76
England & Wales	EU Directive 2002/91/EC 	

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