CROWN | ESTATE AGENTS

# Carleton Crest, Pontefract



**£220,000**

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PUBLIC NOTICE
Crown Estate Agents are now in receipt of an offer for the sum of £215,000 for 63 Carleton Crest, Pontefract, WF8 2QR. Anyone wishing to place an offer on this property should contact Crown Estate Agents on 01977 285111 before exchange of contracts.



- 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

### 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 are 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 pawer 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 .

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Call 01977 285 111 to view this property or visit www.crownestateagents.com

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

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## Floor Plan




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

Whilst 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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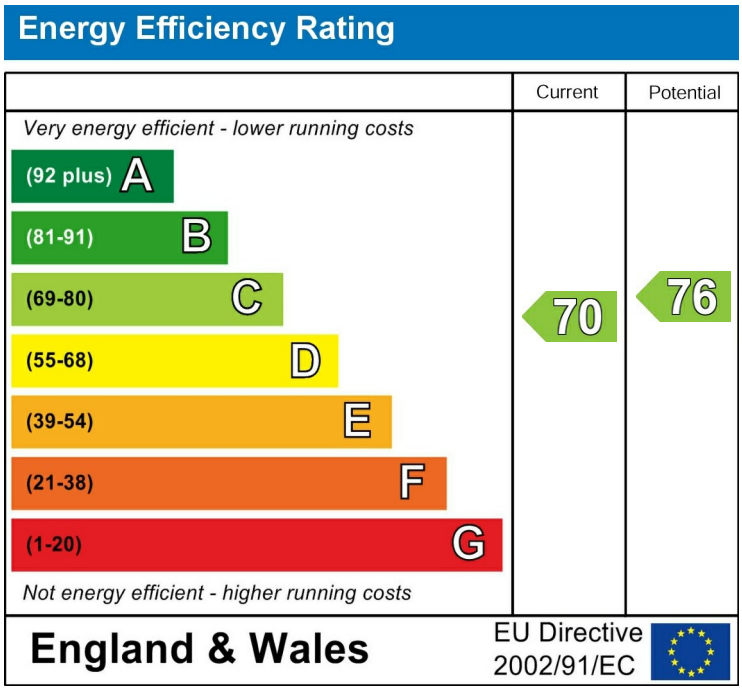


**Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.**

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