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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England & Wales	71	79
	EU Directive 2002/91/EC	

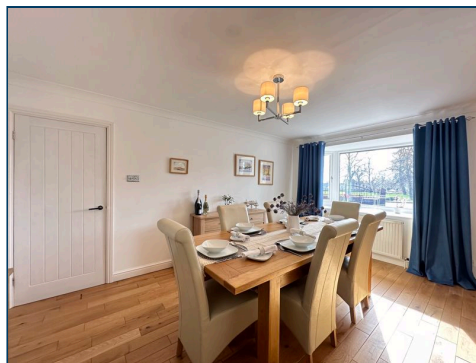
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Carleton Road, Pontefract, WF8 3NH Four Bedroom Detached, **Offers in Excess of £550,000**

**Expansive Property with Countryside Views : Lounge, Snug and Dining Room :
Modern Breakfast Kitchen with Utility : Good Sized Bedrooms Throughout :
Modern Four Piece Bathroom and En-Suite : Sunny Positioned Gardens with
Large Indian Stone Patio : Multiple Off Street Parking and Double Garage :
Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links**



PROPERTY DETAILS

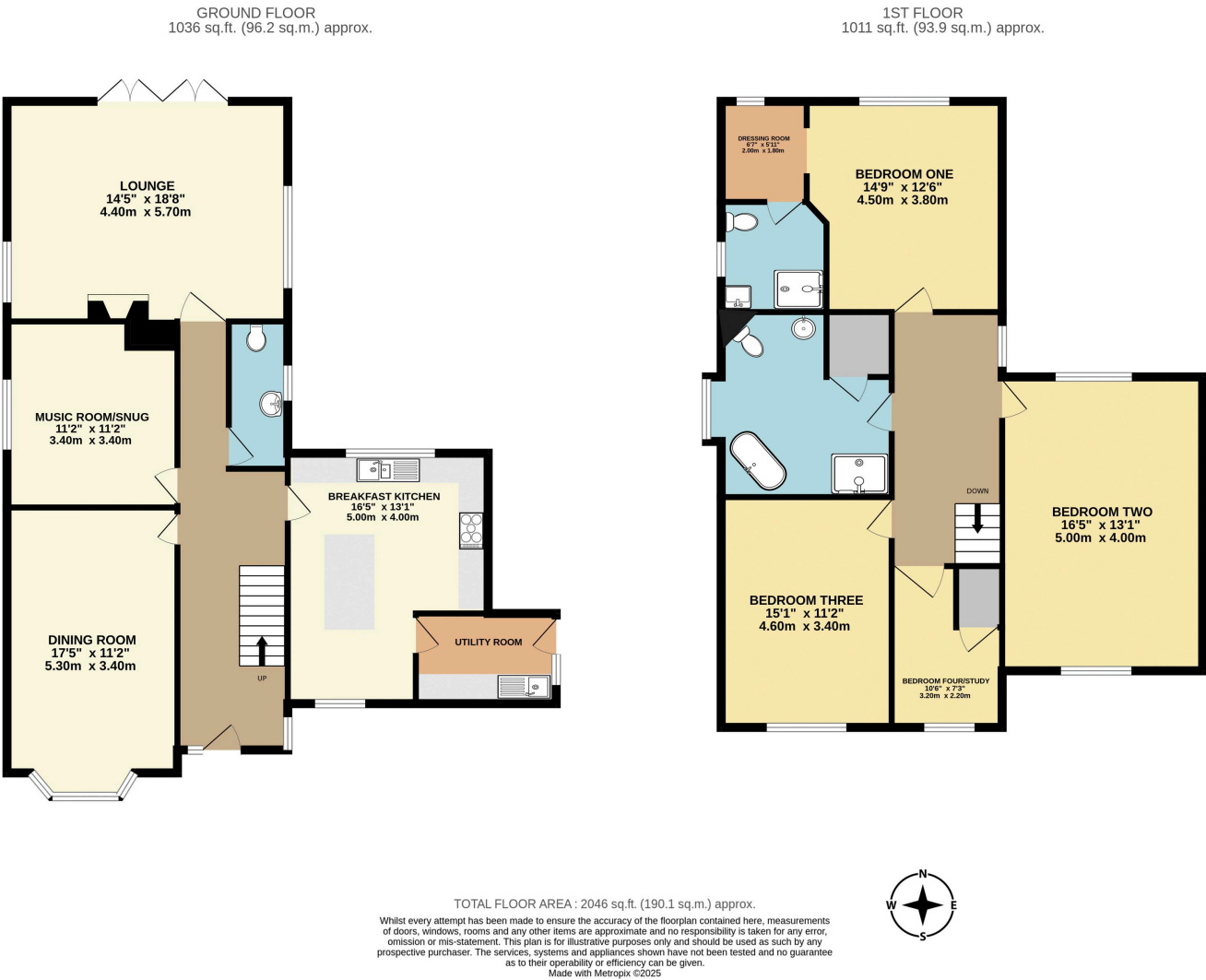
Enfields are delighted to offer for sale this impressive four bedroom, detached property situated within a popular residential area of Pontefract.

Beautifully presented throughout, this family home is located close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village both of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster, Leeds and London.

The property briefly comprises; to the ground floor, entrance hallway, downstairs w/c, good sized lounge with bi-folding doors, office/snug, dining room and open plan modern breakfast kitchen with separate utility room. To the first floor; master bedroom with modern en-suite shower room, two other double bedrooms, good sized single bedroom and a modern four piece family bathroom.

Located on a good sized plot the property further benefits from having a large garden to the rear with a patio/seating area that is ideal for outside entertaining. Multiple off street parking is provided by means of a large driveway and double detached garage. Located within a much sought after area an internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating C: Council Tax Band F. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



Entrance Hallway

Enter through composite door to front aspect, UPVC double glazed window to side aspect, wooden flooring and gas central heated radiator with radiator cover. Stairs leading to first floor landing and doors leading to other rooms.

Dining Room 11' 2" x 17' 5" (3.40m x 5.30m)

Wooden flooring, gas central heated radiator and UPVC double glazed bay window to front aspect.

Snug/Fifth Bedroom 11' 2" x 11' 2" (3.40m x 3.40m)

Wooden flooring, gas central heated radiator, UPVC double glazed window to side aspect and recess spotlights.

Downstairs W/C

Two piece suite comprising of a low level W/C and a wall mounted hand wash basin with chrome mixer tap and a tiled splashback. Wooden flooring and UPVC double glazed opaque window to side aspect.

Lounge 18' 8" x 14' 5" (5.70m x 4.40m)

Wooden flooring, gas central heated radiators and a feature log burner with a granite hearth. UPVC double glazed windows to side aspect and UPVC double glazed bi-folding doors leading to rear garden.

Breakfast Kitchen 13' 1" x 16' 5" (4.00m x 5.00m)

Matching high and low level storage units with granite square edged work surfaces and matching splashbacks. Complimentary tiled walls. Inset ceramic one and a half sink and drainer with chrome mixer tap. Integrated five ring gas hob with extractor fan hood over, oven, grill, microwave, dishwasher and separate full height integrated double fridge freezer. A kitchen island with low level storage units with a granite top. Karndean tiled flooring throughout, recess spotlights, gas central heated radiator and UPVC double glazed windows to front and rear aspect. Door leading through to utility.

Utility Room

Matching high and low level storage units with laminate roll edged work surfaces and complimentary tiled splashback. Inset stainless steel sink with draining board and chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Karndean tiled flooring, gas central heated radiator, UPVC double glazed window to side aspect and UPVC door with double glazed opaque stable door to side aspect.

First Floor Landing

Gas central heated radiator, UPVC double glazed window to side aspect and doors leading through to other rooms.

Bedroom One 12' 6" x 14' 9" (3.80m x 4.50m)

Gas central heated radiator, UPVC double glazed window to rear aspect and archway opening through to dressing area.

Dressing Area 5' 11" x 6' 7" (1.80m x 2.00m)

Gas central heated radiator, UPVC double glazed window to rear aspect and door through to En- suite bathroom.

En- Suite Bathroom

Three piece suite comprising of a low level W/C with soft close mechanism. Handwash basin mounted over vanity units with chrome mixer tap and a tiled splashback. Walk in mains fed thermostatic controlled twin shower. Tiled walls to splash prone areas, vinyl tiled affect flooring and wall mounted chrome gas central heated towel rail. Recess spotlights and UPVC double glazed opaque window to side aspect.

Bedroom Two 13' 1" x 16' 5" (4.00m x 5.00m)

Gas central heated radiator and UPVC double glazed window to front and rear aspect.

Bedroom Three 11' 2" x 15' 1" (3.40m x 4.60m)

Gas central heated radiator and UPVC double glazed window to front aspect.

Bedroom Four/Study 7' 3" x 10' 6" (2.20m x 3.20m)

Gas central heated radiator, UPVC double glazed window to front aspect, built in storage cupboard and loft access.

House Bathroom

Four piece suite comprising of a low level W/C with soft close mechanism. Handwash basin mounted over vanity unit with chrome mixer tap and a tiled splashback. Free standing bath with central mixer tap and showerhead attachment and a walk in mains fed thermostatic controlled shower with tiled walls. Vinyl tiled affect flooring throughout, wall mounted chrome gas central heated towel rail, recess spotlights, UPVC double glazed opaque window to side aspect and airing cupboard with gas central heated radiator and built in shelves.

Outside

Front of the property has a large block paved driveway accessed through double wrought iron gates. Decorative bushes and shrubs to border. Brick walling and wrought iron fencing to front boundary and timber fencing to side boundary. Side of property accessed via a wrought iron gate being block paved and an outside tap. Pedestrian access to garage. Timber shed for storage. Rear garden which has a large stone patio area which is mainly laid to lawn with bushes, shrubs and trees to borders. Vegetable patches and greenhouse. Brick walling and timber fencing to boundaries. Driveway providing multiple off street vehicle parking leading to a large detached double garage with power and lighting, one electric door and the other being an up and over door.

Property Particulars