



CROWN

ESTATE AGENTS

Carleton Glen, Pontefract



Offers In Excess Of £170,000



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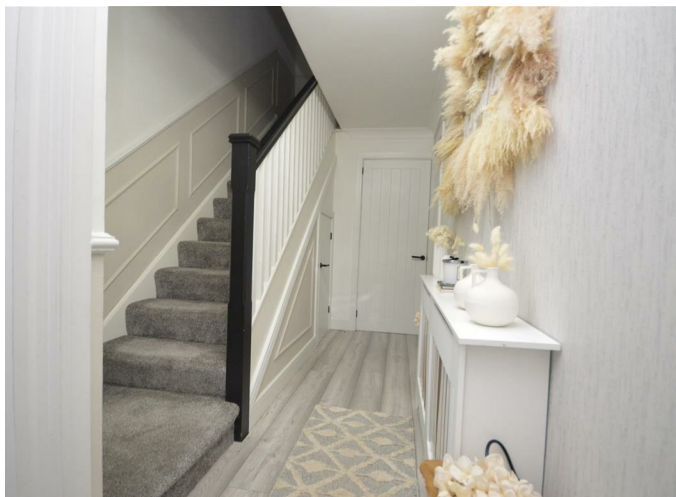


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A highly sought-after home with exceptional high-end finishes and the added benefit of no onward chain. This beautifully presented three-bedroom property has been decorated to an impressive standard, making it ideal for families and investors alike.

The ground floor offers a spacious modern kitchen, a practical utility room/dining room, and a bright, contemporary living area. Upstairs, you'll find a generous main bedroom along with two further well-proportioned bedrooms. The stylish family bathroom continues the home's modern feel.

To the rear, a large, well-maintained decked garden provides an excellent outdoor space for relaxing or entertaining.



- No Onward Chain
- Great Location
- Stunning Example
- Turn Key Home
- Great First Home
- Perfect Investment
- Must be Viewed
- Awaiting EPC

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

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Ground Floor

Entrance Hall

Access in via a modern UPVC door, central heating radiator and access to all ground floor accommodation.

Cloak Room

Low flush WC, wash hand basin, central heating radiator and UPVC window to the front.

Kitchen

11'0" x 10'0" (3.37 x 3.06)

An array of wall and base units, integrated cooker/microwave, gas hob, custom splash back, UPVC window and sink with mixer tap. This modern kitchen really does flow with the calibre of this home.

Utility/ Dining Space

10'0" x 5'2" (3.07 x 1.58)

A handy little cubby hole that has been cleverly thought out. This dual use space is used for laundry and dining maximising every inch of your home!

Living Room

16'11" x 10'3" (5.16 x 3.14)

The show piece of the home, this living room really does pack a punch! With a media style wall with bespoke panelling, wall mounted TV & built in electric fire. UPVC window to the rear aspect along with UPVC double patio doors. Storage cupboard to the left upon entry providing even more storage.

First Floor

Landing

Lost access, storage cupboard, bespoke bannister and access to all first floor accommodation.

Bedroom One

12'9" x 10'2" (3.91 x 3.12)

A great sized double bedroom with UPVC window, built in wardrobe, radiator and TV point.

Bedroom Two

11'8" x 10'2" (3.58 x 3.10)

To the front of the property, a generous double., radiator and window to the front.

Bedroom Three

8'6" x 8'5" (2.61 x 2.58)

A great size for a third bedroom, windows to the front and radiator.

Bathroom

6'10" x 6'5" (2.09 x 1.96)

A three piece suite consisting of; bath with shower over, vanity unit, WC, towel radiator, extractor fan and window to the rear.

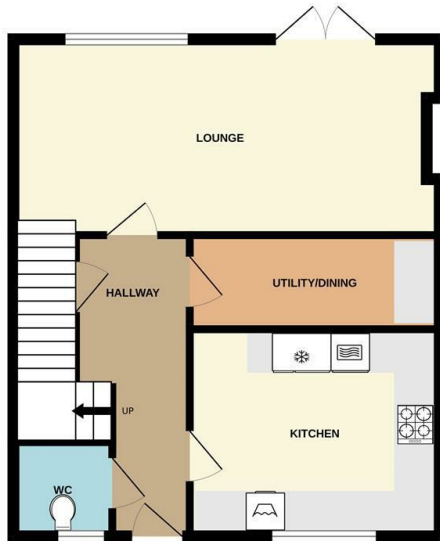
External

Low maintenance garden to the front and a fair sized rear garden that has been decked. Hot tub to be included with sale.

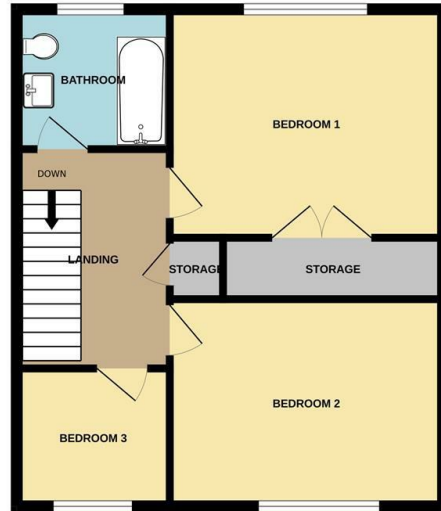


Floor Plan

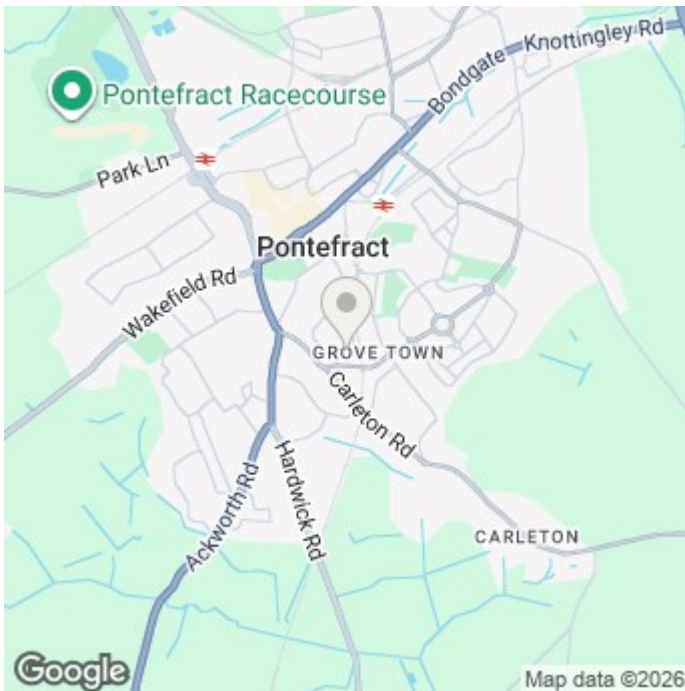
GROUND FLOOR




1ST FLOOR



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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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		
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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