

Bradley Carr Terrace, Pontefract



£170,000



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Check out this modern sleek family home that's ready for you to make your own! Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. These rooms are filled with natural light, creating a warm and welcoming atmosphere. The layout is both functional and appealing, allowing for a variety of furniture arrangements to suit your personal style. One of the standout features of this home is the fully usable loft conversion. This versatile space can be transformed into a playroom, study, or additional storage, providing you with the flexibility to adapt the home to your lifestyle. Situated in a friendly neighbourhood, this property is conveniently located near local amenities, schools, and parks, making it an excellent choice for families and professionals alike.



- Generously sized lounge
- Standalone dining room
- Fully fitted kitchen
- Two good sized bedrooms, one with attached office space
- Second floor which is a fully functional space
- Single garage to the rear of the property
- Country Park to the rear of the property
- Council Tax Band A
- EPC Grade to follow

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

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

Ground Floor

Lounge

19'5" x 12'1" (5.92 x 3.69)

A great sized living room with a large window looking out to the front of the property, a stylish fitted electric fireplace. This room has an opening to the dining room giving an open plan feel and making this space more inclusive for family living.

Dining Room

11'11" x 13'10" (3.65 x 4.23)

A large dining room with plenty of space for entertaining guests but also room for day to day family living. Access to under stairs storage, UPVC double doors leading directly on to the decking making access to the garden simple. Sleek laminate flooring and access into the kitchen.

Kitchen

16'7" x 8'3" (5.08 x 2.53)

A light and airy galley style kitchen which opens up generously towards the rear of the property. A large sink with drainer, mixer tap, gas hob, integrated oven, fitted units, solid wood work tops, two windows that flood the kitchen with light and access into a pantry which makes a great storage space in turn freeing up the cupboards!

First Floor

Bedroom One

13'8" x 12'2" (4.19 x 3.73)

Large fitted wardrobes, bespoke light fittings, large window that floods the room with natural light, views over the country park, bed side table plug sockets and a large radiator.

Study

5'1" x 5'3" (1.55 x 1.61)

This could easily become a shower room/en-suite but this is currently being used as an office which is a great use of space!

Bedroom Two

Located to the rear of the property, this is a great sized room that could easily house a small double bed.

Family Bathroom

8'8" x 8'3" (2.65 x 2.54)

Fully fitted with a white three piece suite, consisting of a low flush WC, wash hand basin and a panelled corner bath.

Second Floor

Useable Space

15'2" x 7'4" (4.64 x 2.25)

This good sized space located on the second floor is a fully usable space which is currently been used as two spare bedrooms/office spaces as well as a storage space.

External

Rear garden with decking with adjoining larger garden with single garage which is located across the communal access to the rear. There are amazing views of the local country park, access to children's play area across the road and an array of local amenities a short distance away.




Floor Plan



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 

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