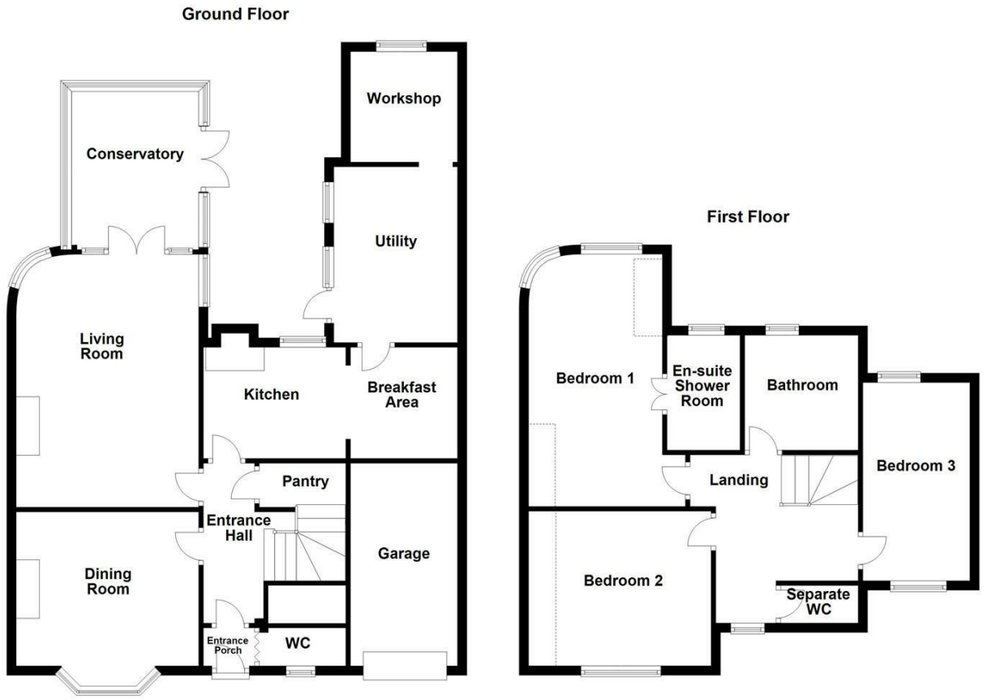
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



70 Carleton Road, Pontefract, WF8 3NF

For Sale Freehold Guide Price £355,000

Situated on the sought after Carleton Road is this generous size extended three bedroom detached home benefiting from off road parking, ample room size throughout and enclosed rear garden. This is certainly not a property to be missed.

The accommodation briefly comprises of entrance porch, downstairs w.c. and entrance hall. The entrance hall has the stairs leading to the first floor landing and doors leading to dining room, living room, kitchen and understairs pantry. From the living room there is access to the conservatory, whilst the kitchen leads to the breakfast area with a door to the utility room with an opening into the work shop. To the first floor landing there is loft access, three bedrooms, house bathroom and separate w.c. The main bedroom benefiting from en suite shower room. To the front of the property there is a block paved driveway providing off road parking for up to five vehicles surrounded by timber fencing, walls, hedges and planted borders, which leads to the integral garage with manual up and over door, power, light and plumbing. The rear garden is mainly laid to lawn featuring paved and pebbled patio area perfect for outdoor entertaining and is enclosed by timber fencing.

This sought after location in Pontefract would make a great place for a growing family to settle and is close to local amenities such as good pubs, shops and schools. For commuters who look to travel further afield, the M62 or the A1 motorway links are only a short distance from Darrington. The property is also on local bus routes from the centre of Pontefract.

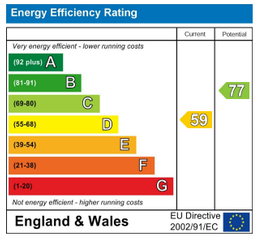
Available with no chain this good size home deserves a full internal inspection to truly show what this quality home has to offer and an early viewing comes advised to avoid the disappointment.

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

GARAGE
15'11" x 7'9" (4.86m x 2.37m)
Manual up and over door, power, light and plumbing. Separate store.

ENTRANCE PORCH
3'6" x 2'7" (1.09m x 0.8m)
UPVC double glazed door with stained panes leading into the entrance hall. Folding door to the downstairs w.c.

W.C.
2'7" x 5'5" (0.8m x 1.66m)
Frosted UPVC double glazed window to the front, low flush w.c. and a wall mounted wash basin.

ENTRANCE HALL
11'3" x 9'11" max x 3'8" min (3.45m x 3.04m max x 1.14m min)
Central heating radiator, coving to the ceiling, picture rail, stairs providing access to the first floor landing, doors to the dining room, living room, kitchen and understairs pantry.

DINING ROOM
10'10" x 12'10" (3.31m x 3.93m)
Central heating radiator, UPVC double glazed bay window with stained glass pane to the front, coving to the ceiling.

LIVING ROOM
17'9" x 12'10" (5.43m x 3.92m)
Ceiling rose, two central heating radiators, two UPVC double glazed windows to the rear, UPVC double glazed French doors leading to the conservatory with UPVC double glazed windows to either side, gas fire with marble hearth and surround with wooden mantle.

CONSERVATORY
10'10" x 11'0" (3.31m x 3.36m)
UPVC double glazed windows, UPVC double glazed French doors to the rear garden and power.

PANTRY
5'8" x 4'10" max x 2'9" min (1.73m x 1.48m max x 0.86m min)
Power and light.

KITCHEN
7'10" x 9'9" (2.39m x 2.98m)
UPVC double glazed window to the rear, opening leading to the breakfast area, a range of wall and base units with laminate work surface over, stainless steel sink and drainer with stainless steel mixer tap, integrated four ring gas hob with pyrex splashback, integrated double oven, integrated extractor hood, central heating radiator.

BREAKFAST BAR AREA
9'9" x 8'2" (2.98m x 2.5m)
UPVC double glazed frosted window to the utility, frosted UPVC double glazed door into the utility, storage heater, a range of wall units, breakfast bar with laminate work surface over.

UTILITY
8'3" x 12'4" (2.53m x 3.77m)
Opening into the workshop, UPVC double glazed door with frosted pane leading to the rear garden, two UPVC double glazed windows to the rear, a range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for under counter dishwasher and a washing machine, space for a dryer and fridge freezer, separate space for two fridge freezers.

WORKSHOP
7'3" x 7'9" (2.22m x 2.38m)
UPVC double glazed window to the rear, power and light.

FIRST FLOOR LANDING
Loft access, picture rail, UPVC double glazed with stained glass pane to the front. Doors to three bedrooms, bathroom and separate w.c.

BEDROOM ONE
17'2" x 10'6" max x 9'9" min (5.25m x 3.22m max x 2.99m min)
Two sets of fitted wardrobes, one with sliding mirrored doors, double doors into the en suite shower room/w.c. Two UPVC double glazed windows to the rear and a central heating radiator.

EN SUITE SHOWER ROOM/W.C.
8'0" x 4'11" (2.46m x 1.52m)
Frosted UPVC double glazed window to the rear, low flush w.c., pedestal wash basin with mixer tap, shower cubicle with shower screen and shower head attachment. Central heating radiator. Part tiled.

BEDROOM TWO
10'11" x 12'8" (3.34m x 3.88m)
Picture rail, UPVC double glazed window to the front with stained glass pane and a central heating radiator.

BEDROOM THREE
14'0" x 7'9" (4.27m x 2.38m)
Central heating radiator and two UPVC double glazed windows (one to the front and one to the rear).

HOUSE BATHROOM
7'11" x 7'11" (2.43m x 2.42m)
Frosted UPVC double glazed window, central heating radiator, ceramic wash basin built into a set of units with mixer tap. Shower cubicle with shower screen and shower head attachment. Corner bath with mixer tap, part tiled with picture rail.

SEPARATE W.C.
2'7" x 4'9" (0.81m x 1.46m)
Frosted UPVC double glazed window to the front, low flush w.c. and part tiled.

OUTSIDE
To the front of the property there is a block paved driveway providing off road parking for up to five vehicles. Surrounded by walls and hedging, timber fencing and planted borders. Iron gate to the front and leads to the integral garage with manual up and over door. To the rear the garden is mainly laid to lawn, however, there are several paved and pebbled patio areas ideal for outdoor entertaining, enclosed by timber fencing and space for garden shed.

COUNCIL TAX BAND
The council tax band for this property is E

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS PONTEFRACT
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.