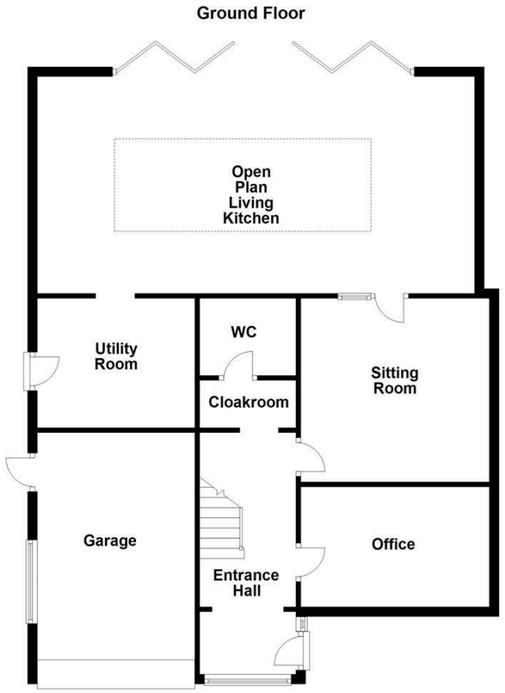
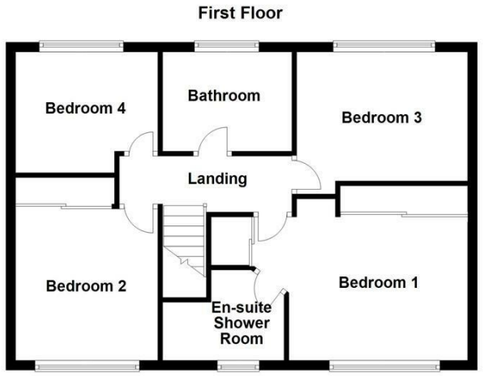


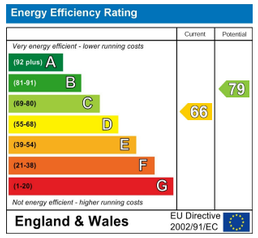


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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

19 Carleton Green Close, Pontefract, WF8 3NN

For Sale Freehold Offers In The Region Of £525,000

Enjoying a cul-de-sac location is this extended four bedroom detached family home renovated to a high standard throughout boasting open plan living kitchen, three reception rooms, ample off road parking and an enclosed landscaped rear garden.

The property briefly comprises of the extended entrance hall, office, downstairs w.c., sitting room and open plan living kitchen with bi-folding doors out to the garden and separate utility room. The first floor landing leads to four double bedrooms with the principal bedroom benefitting from en suite shower room and a modern four piece suite house bathroom/w.c. Outside to the front, a block paved driveway provides ample off road parking leading to the integral single garage and an attractive lawned front garden. Double timber gates to the side provide access onto a porcelain tiled pathway leading to the rear garden which incorporates porcelain tiled patio area, perfect for entertaining dining purposes, larger than average attractive lawned rear garden and timber decked patio area, completely enclosed by timber panelled surround fences.

The property is within walking distance to the local amenities and schools located within the sought after area of Carleton, with main bus routes running to and from Pontefract town centre. The A1 and M62 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leads into the extended entrance hall. UPVC double glazed window overlooking the front aspect, central heating radiator, staircase with glass balustrade and solid wooden handrail leading to the first floor landing. Cloakroom section walnut doors providing access to the office, sitting room and downstairs w.c.

OFFICE
12'11" x 8'4" (3.94m x 2.56m)
Central heating radiator, UPVC double glazed window overlooking the front aspect, wall and base matt units with laminate work surface over providing a wealth of storage.

W.C.
Concealed low flush w.c., circular stone wash basin with brass mixer tap, Corian work surface and Corian upstanding above. Inset spotlights to the ceiling, coving to the ceiling, sensor lighting and contemporary light grey radiator.

SITTING ROOM
12'11" x 12'5" (3.95m x 3.81m)
Central heating radiator, solid walnut door with chrome handle and timber single glazed window to either side looking through to the open plan living kitchen. Built in TV unit with Corian work surface and downlights built in.

OPEN PLAN LIVING KITCHEN
14'9" x 29'10" (4.52m x 9.10m)
Range of matt wall and base units with Corian work surface over, integrated Neff microwave oven with oven and grill below. Four ring induction hob with downdraft extractor, inset spotlights to the ceiling, Corian upstanding, Corian sink with stainless steel bottom, swan neck mixer tap with instant hot water built into the work surface. Pop up plug socket within the island, integrated fridge and freezer. Full size Lamona dishwasher, Anthracite UPVC double glazed window with built in blinds overlooking the rear aspect and set of Anthracite bi-folding doors opening out to the rear garden. Two wall mounted grey radiators, Anthracite large lantern window with LED lighting and an opening providing access into the utility room.

UTILITY ROOM
8'9" x 10'9" (2.68m x 3.29m)
Range of wall and base matt units with chrome work surface over and Corian upstanding above, contemporary grey radiator, space for a large American style fridge/freezer, inset spotlights to the ceiling and space and plumbing for a washing machine and dryer. Sensor lighting and composite side entrance door.

INTEGRAL GARAGE
16'5" x 10'8" (5.02m x 3.27m)
Electric roller door, power and light within, side entrance door and UPVC double glazed window to the side.

FIRST FLOOR LANDING
Coving to the ceiling, loft access and walnut doors with chrome handles providing access to four bedrooms and the house bathroom.

BEDROOM ONE
11'6" (min) x 14'6" (max) x 10'3" (3.53m (min) x 4.43m (max) x 3.14m)
Range of fitted wardrobes with dressing table, UPVC double glazed window overlooking the front elevation, central heating radiator and walnut door providing access into the modern en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'5" x 4'7" (min) x 7'8" (max) (1.98m x 1.40m (min) x 2.36m (max))
Three piece suite comprising concealed low flush w.c., large shower cubicle with glass sliding door and mixer shower and wash basin with mixer tap built into a Corian work surface with Corian upstanding above and vanity cupboards below. Shaver socket point, fully porcelain tiled floor, central heating radiator and extractor fan.

BEDROOM THREE
10'11" x 8'9" (min) x 9'8" (max) (3.33m x 2.68m (min) x 2.96m (max))
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR
6'9" (min) x 8'3" (max) x 9'8" (2.07m (min) x 2.53m (max) x 2.97m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobe rail with shelving above to one wall.

BEDROOM TWO
10'9" x 9'10" (3.28m x 3.0m)
Triple wardrobe with two large doors, UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
6'9" x 8'9" (2.06m x 2.69m)
Four piece suite comprising panelled bath with mixer tap and tiled splash back, wall hung wash basin with chrome mixer tap and tiled splash back built into high gloss vanity drawers, low flush w.c. and large than average shower cubicle with glass sliding door and mixer shower within. UPVC double glazed frosted window overlooking the rear elevation, extractor fan and central heating radiator.

OUTSIDE
To the front of the property there is a large block paved driveway providing ample off road parking for at least five vehicles and an attractive lawned front garden with slate border with bushes. A block paved pathway to the side and double timber gate providing access down a porcelain tiled pathway with low maintenance white pebbled edges and timber panelled surround fences. This opens up to a slate porcelain paved patio area, perfect for entertaining and dining purposes with an attractive lawned garden with pebbled edges and a timber decked patio area, completely enclosed by timber panelled surround fences.

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
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.