



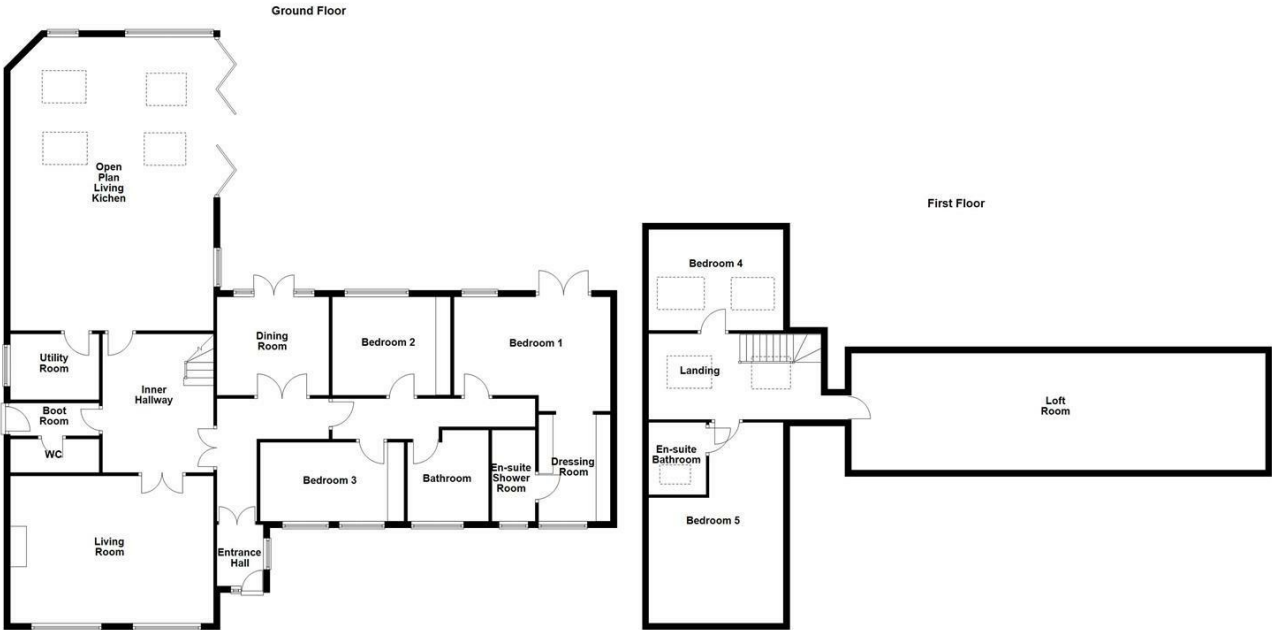
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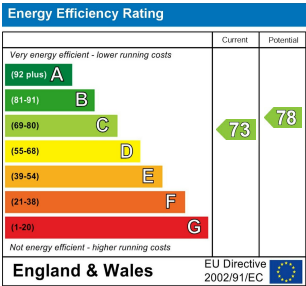


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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

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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.



## 2 Moor Lane, Carleton, Pontefract, WF8 3RX

### For Sale Freehold £750,000

Set back from the main road and occupying a substantial 0.3 acre plot, this impeccably renovated and extended five bedroom detached home combines bespoke design, spacious living, and premium finishes throughout. Featuring an exquisite open plan living kitchen, an expansive landscaped rear garden and a broad gated driveway with ample parking.

The accommodation briefly comprises a welcoming entrance hall with double doors opening into a central hallway providing access to three ground floor bedrooms, including a principal suite with walk in dressing room and luxury en suite. A modern four piece house bathroom, formal dining room and inner hallway lead to a generous living room, boot room with w.c. and a stunning open-plan bespoke kitchen/dining area, complete with a separate utility room. To the first floor, a spacious landing leads to two further bedrooms, including a fifth bedroom with en suite, and a large loft room with light, ideal for additional storage or flexible use.

Externally, the property is approached via a large single farm gate opening onto a wide driveway offering extensive off street parking including a car port. The beautifully landscaped rear garden is a true highlight, featuring a large paved patio perfect for al fresco dining, pebbled and stepped seating areas with a timber pergola, and an extensive lawn leading to a substantial summerhouse, timber shed, and a wrap-around decked porch.

Situated in the desirable village of Carleton, the property is ideally located within walking distance of some of Pontefract's most highly regarded schools, with convenient access to local bus routes, shops, and amenities. Excellent transport links, including the M62 and A1 motorways, as well as three train stations, make this an ideal home for commuters and families alike. The semi rural surroundings also offer a perfect setting for walking and outdoor pursuits.

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

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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted side panel, UPVC double glazed frosted window to the side, central heating radiator, coving to the ceiling, oak veneered laminate flooring and double doors leading into the hallway.

### HALLWAY

Oak veneered laminate flooring, coving to the ceiling, central heating radiator, doors to the inner hallway, three bedrooms, bathroom and airing cupboard. Double doors to the dining room and inner hallway.

### BATHROOM/W.C.

7'9" [min] x 8'7" [max] x 8'2" [2.37m [min] x 2.64m [max] x 2.51m]  
Four piece suite comprising panelled bath, vanity wash basin with mixer tap, low flush w.c. and walk in shower cubicle with solid glass shower screen, mixer shower and pull out shower attachment. Fully tiled walls and floor. UPVC cladding to the ceiling with inset spotlights, contemporary radiator and UPVC double glazed frosted window overlooking the front aspect.



### BEDROOM TWO

10'0" x 10'3" [3.05m x 3.14m]  
Fitted wardrobes, fitted drawers and dressing table. Coving to the ceiling, UPVC double glazed window overlooking the rear aspect and central heating radiator.

### BEDROOM THREE

7'10" x 12'11" [2.41m x 3.94m]  
Fitted wardrobes, fitted drawers, two UPVC double glazed windows overlooking the front aspect, central heating radiator, coving to the ceiling and inset spotlights.

### BEDROOM ONE

9'11" [min] x 11'7" [max] x 15'10" [3.03m [min] x 3.54m [max] x 4.85m]  
Set of UPVC double glazed French doors and window to the rear garden, coving to the ceiling, central heating radiator and feature archway providing access into the dressing room.



### DRESSING ROOM

10'7" x 5'10" [3.25m x 1.78m]  
UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling and a range of fitted wardrobes. Door providing access into the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.

4'4" x 8'4" [1.34m x 2.55m]  
Modern three piece suite comprising low flush w.c., vanity wash hand basin with mixer tap, mirror and built in LED lighting, walk in shower cubicle with solid glass shower screen and mixer shower. Fully tiled walls and laminate flooring. UPVC double glazed frosted window overlooking the front aspect, ladder style radiator, extractor fan, UPVC cladding to the ceiling with inset spotlights.

### DINING ROOM

10'0" x 12'10" [3.06m x 3.92m]  
Set of UPVC double glazed French doors with built in blinds to the rear and panel windows to the either side, coving to the ceiling, oak veneered laminate flooring and central heating radiator.

### INNER HALLWAY

11'3" x 14'1" [3.44m x 4.30m]  
Large inner hallway with staircase leading to the first floor landing, central heating radiator, coving to the ceiling, oak veneered laminate flooring, set of timber French doors to the living room and doors to the boot room and open plan living kitchen.



### LIVING ROOM

14'11" x 20'8" [4.57m x 6.31m]  
Coving to the ceiling, oak veneered laminate flooring, two UPVC double glazed windows overlooking the front aspect, two central heating radiators and multi fuel cast iron burner inset onto a slate hearth, decorative brick surround and solid wooden mantle.



### BOOT ROOM

8'11" x 3'5" [2.72m x 1.05m]  
Composite side entrance door, coving to the ceiling, oak veneered laminate flooring, central heating radiator and door to the downstairs w.c.

### W.C.

3'4" x 8'10" [1.02m x 2.71m]  
Two piece suite comprising large ceramic wash basin with swan neck mixer tap and low flush w.c. Central heating radiator, fully tiled walls, oak veneered laminate flooring, coving to the ceiling and UPVC double glazed frosted window overlooking the side aspect.

### OPEN PLAN LIVING KITCHEN

29'9" x 20'8" [9.07m x 6.31m]  
Range of modern wall and base units with quartz work surface over incorporating double Belfast ceramic sink with swan neck mixer tap, Range cooker with five ring gas burners and built in extractor fan. Space for an American style fridge/freezer, integrated dishwasher and breakfast bar with matching quartz work surface over. Two large UPVC double glazed windows overlooking the rear garden with windows and bi-folding doors to the side. Karndean flooring, three contemporary radiators, partial pitch sloping ceiling, inset spotlights, four UPVC double glazed velux windows and multi fuel cast iron burner inset onto a slate hearth with decorative brick interior and solid wooden mantle above. Door providing access into the utility room.



### UTILITY

6'2" x 8'11" [1.90m x 2.72m]  
Range of modern wall and base units with solid wooden work surface over incorporating Belfast ceramic sink with swan neck mixer tap, space for a dryer and plumbing for a washing machine. Coving to the ceiling, inset spotlights, UPVC double glazed window overlooking the side aspect and large storage cupboards. Karndean flooring and cupboard housing the combi condensing boiler.

### FIRST FLOOR LANDING

Two timber double glazed velux windows to the pitch sloping ceiling and doors to two bedrooms and large boarded loft room with light.

### BEDROOM FOUR

10'3" x 13'7" [3.13m x 4.15m]  
Two timber double glazed velux windows to the pitch sloping ceiling and central heating radiator.

### BEDROOM FIVE

20'6" [max] x 12'8" [min] x 13'7" [6.26m [max] x 3.87m [min] x 4.16m]  
Door providing access into the en suite bathroom, UPVC double glazed window overlooking the front elevation and central heating radiator.

### EN SUITE BATHROOM/W.C.

5'6" x 7'2" [1.68m x 2.20m]  
Three piece suite comprising wall hung wash basin, low flush w.c. and panelled bath with mixer tap and pull out shower attachment. Fully tiled walls and laminate tiled floor. Timber double glazed velux window to the pitch sloping ceiling.

### OUTSIDE

To the front of the property a large single farm gate provides access onto a large driveway providing ample off road parking with electric car charging port and timber car port. To the rear is an attractive landscaped garden with large paved patio area, perfect for entertaining and dining purposes and a pebbled seating area with steps leading down to a further pebbled seating area under a timber wooden pergola. The garden is predominately an expansive lawn has mature trees and bushes within, a large timber summerhouse, covered timber decked wrap-around porch and timber shed, surrounded by timber fencing.

### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.