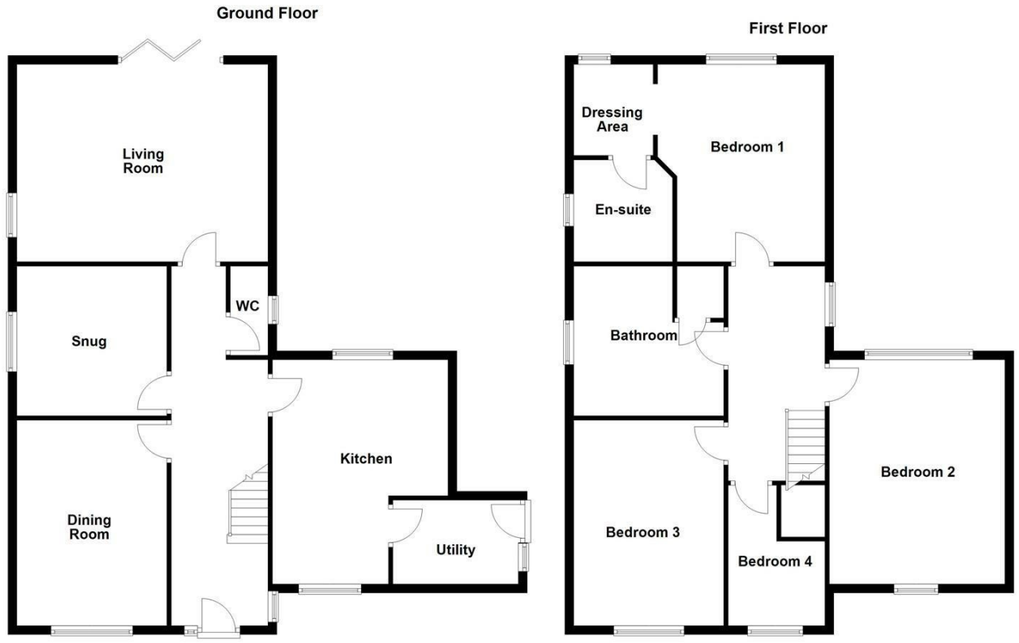
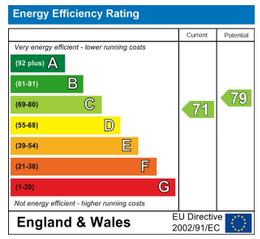


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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199A Carleton Road, Pontefract, WF8 3NH

For Sale Freehold £550,000

A deceptively spacious four bedroom detached family home, offering three separate reception rooms, a detached double garage, and an enviable rear garden backing onto open farmland.

Appointed with a gas fired central heating system and sealed unit double glazed windows (triple glazed to the front elevation), this impressive home is presented to a high standard throughout. The property is approached via a welcoming central reception hall, with a guest cloakroom positioned to the rear. The principal living room is located at the rear of the property and features bi-folding doors opening directly onto the garden, enjoying far reaching views across the adjoining farmland. To the front, there is a generous separate dining room, complemented by a versatile snug situated between the two, providing additional reception space. The spacious family kitchen benefits from windows to both the front and rear aspects and is fitted to a high specification, incorporating integrated appliances and a matching central island unit. The ground floor accommodation is further enhanced by a separate utility room, which provides access to the rear patio via a stable door. To the first floor, the principal bedroom is positioned to the rear and benefits from an adjoining dressing area leading through to a well appointed en suite. There are three further well proportioned bedrooms, all served by a particularly spacious and stylish family bathroom. Externally, the property is accessed via a gated, block paved driveway providing ample off street parking and leading to a detached double garage, complete with twin vehicular doors and a separate pedestrian access. The garage also features a lofted ceiling, offering excellent additional storage potential. To the side of the property, a sheltered patio seating area extends around to a larger entertaining terrace overlooking the main rear garden. Ideal for outdoor living, the gardens are predominantly laid to lawn with established beds and borders, mature trees, and enjoy delightful open views over the surrounding farmland.

The property is situated within a highly sought-after village on the fashionable southern fringe of Pontefract, offering convenient access to a range of local shops, well-regarded schools, and recreational facilities. A more comprehensive selection of amenities can be found in the nearby town centre of Pontefract, which also benefits from its own railway stations and excellent links to the national motorway network.



ACCOMMODATION

RECEPTION HALL
26'6" x 7'2" (max) (8.1m x 2.2m (max))
A lovely, spacious introduction to this fine family home, featuring a composite front entrance door with side screen and an additional window to the side. There is a central heating radiator concealed within a cabinet, attractive wood strip flooring, and a staircase rising to the first floor.

GUEST CLOAKROOM
6'6" x 2'7" (2.0m x 0.8m)
With a frosted window to the side, fitted with a modern two piece white and chrome suite comprising a low flush WC and wall mounted wash basin. Central heating radiator and continuation of the solid wood flooring.

LIVING ROOM
18'8" x 14'9" (5.7m x 4.5m)
A generously proportioned reception room with windows to three sides, including bi-folding doors opening onto the rear patio. Two central heating radiators, solid wood flooring, and a feature fireplace incorporating a cast iron multi-fuel wood burning stove set on a polished granite hearth.

SNUG
11'1" x 11'1" (3.4m x 3.4m)
A versatile additional reception room with a window to the side, central heating radiator, and solid wood flooring.

DINING ROOM
15'5" x 11'1" (4.7m x 3.4m)
Positioned to the front of the property, featuring a bay window, double central heating radiators, and wood strip flooring.

KITCHEN
16'8" x 13'1" (max) (5.1m x 4.0m (max))
A superbly appointed family kitchen with windows to both the front and rear elevations. Fitted with an extensive range of cream-fronted wall and base units complemented by dark granite worktops and incorporating a ceramic Belfast style sink. Appliances include a five ring gas-on-glass Zanussi hob with matching filter hood, built in oven and grill, integrated microwave, dishwasher, and full height larder style fridge and freezer. A matching central island provides breakfast bar seating, space for a wall mounted television, and a double central heating radiator.



UTILITY ROOM
9'2" x 5'10" (2.8m x 1.8m)
Accessed via a stable style UPVC door to the side, fitted with matching cream-fronted units, laminate worktops, and a stainless steel sink. There is space and plumbing for a washing machine and tumble dryer, a central heating radiator, and a cupboard housing the Ideal gas-fired combination boiler.

FIRST FLOOR LANDING
Access to four bedrooms and the family bathroom.

BEDROOM ONE
14'9" x 12'5" (4.5m x 3.8m)
A spacious main bedroom with a window enjoying views over the rear garden and adjoining farmland, central heating radiator, and an archway leading to the adjoining dressing area.



DRESSING ROOM
6'6" x 5'10" (2.0m x 1.8m)
With a window to the rear and a central heating radiator.

EN SUITE SHOWER ROOM
7'2" x 7'2" (2.2m x 2.2m)
With a frosted window to the side, fitted with a quality three piece suite comprising a shower cubicle with twin-head shower and body jets, vanity wash basin with drawers beneath, and a low flush WC. Chrome ladder style heated towel rail and extractor fan.

BEDROOM TWO
16'4" x 13'1" (5.0m x 4.0m)
A large double bedroom with windows to both the front and rear aspects and a double central heating radiator.



BEDROOM THREE
15'5" x 11'1" (4.7m x 3.4m)
With a window to the front and a central heating radiator.

BEDROOM FOUR
10'5" x 7'2" (3.2m x 2.2m)
A well proportioned fourth bedroom with a window to the front, central heating radiator, useful over stairs bulkhead storage, and loft access.

BATHROOM
11'1" x 11'1" (max) (3.4m x 3.4m (max))
A spacious and beautifully appointed bathroom with a frosted window to the side. Fitted with a high quality four piece suite comprising a freestanding bath with shower attachment, separate shower cubicle with overhead rainfall shower and glazed screen, vanity wash basin with storage beneath, and a low flush WC. Chrome ladder style heated towel rail, additional central heating radiator, extractor fan, and an airing cupboard with fitted shelving.



OUTSIDE
Externally, the property enjoys a broad, gated block paved driveway providing ample off street parking and turning space, leading to a detached double garage with twin up-and-over doors (one automated), a personal side door, and useful loft storage. To the side of the property, there is an attractive stone paved patio area which steps up to a further patio at the rear, ideal for outdoor entertaining. This leads onto an expansive lawned garden with well established beds and borders, raised planting areas, and a greenhouse. The rear garden enjoys a particularly open aspect across neighbouring farmland.



COUNCIL TAX BAND
The council tax band for this property is F.

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.

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

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