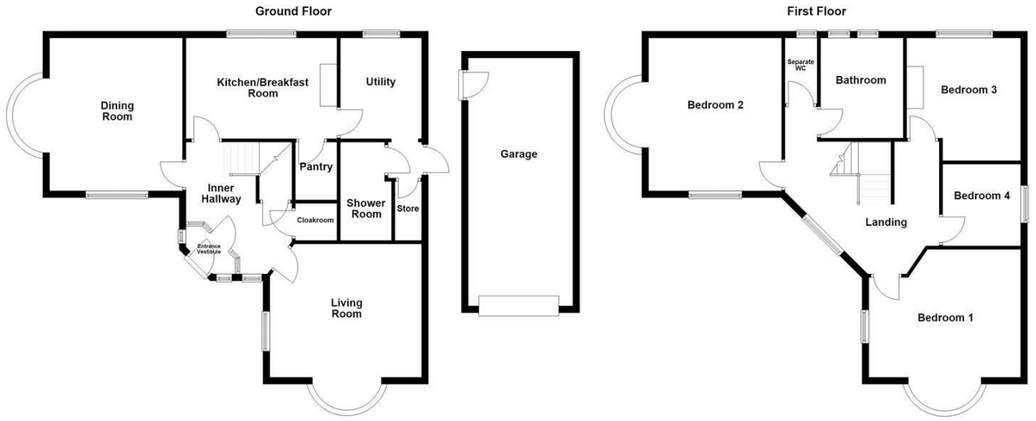
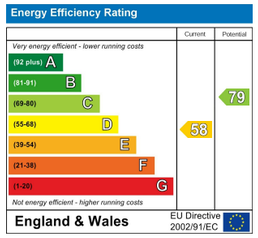




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1 Carleton Park Avenue, Pontefract, WF8 3RH

For Sale Freehold £550,000

Situated on sought after Carleton Park Avenue in Pontefract is this generously proportioned four bedroom detached family home, offering an attractive blend of 1930s character and modern fittings throughout. The property boasts four good sized bedrooms, ample reception space, a modern fitted kitchen breakfast room, a ground floor shower room and generous surrounding gardens, together with extensive off road parking and a detached single garage.

The accommodation briefly comprises an entrance vestibule with original glazed doors leading into the inner hallway, with staircase to the first floor and access to useful storage cupboards. Doors lead to the living room, dining room and kitchen breakfast room, with the kitchen providing access to a utility room. The utility leads through to a side hallway with further storage, a downstairs shower room and side access. To the first floor, the landing provides access to four spacious bedrooms, the house bathroom and a separate WC. Bedroom four also benefits from loft access to the boarded loft via a pull down ladder. Externally, the property enjoys beautifully maintained lawned gardens with mature planted borders, trees, shrubs and flowers. A stone paved pathway leads to the front door and around the side of the property. A tarmac driveway provides off road parking for at least two vehicles and leads to a detached single garage with an up and over door, power, lighting and side access. The rear garden features further planted borders, a greenhouse and a stone paved patio area, ideal for outdoor dining and entertaining.

Pontefract is a popular location for families, with local shops, schools and well regarded public houses within walking distance, particularly within the town centre. The town benefits from a bus station and three train stations providing links to Leeds, Sheffield and London. The M62 and A1 motorway networks are also easily accessible, making it ideal for commuters. Pontefract Racecourse is nearby, with scenic countryside walks available in surrounding areas such as Carlton and Darrington.

Only a full internal inspection will fully appreciate the space, character and potential this fantastic home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE PORCH
2'7" x 6'6" (0.8m x 2.0m)
Timber frame front door with frosted windows to the front, tiled flooring and glazed internal door leading into the main hallway.

ENTRANCE HALL
13'3" x 11'4" (4.05m x 3.46m)
Spacious hallway with central heating radiator, stairs to the first floor, access to storage cupboards and doors leading to the living room, dining room and kitchen breakfast room

LIVING ROOM
16'9" x 14'11" (5.12m x 4.56m)
UPVC double glazed windows to the front including a bow window, central heating radiator and feature electric fireplace with stone hearth.

DINING ROOM
16'9" x 14'11" (5.13m x 4.55m)
Two UPVC double glazed windows to the front, one being a bow window, central heating radiator and gas fireplace with stone hearth.

CLOAKROOM
3'11" x 3'8" (1.2m x 1.12m)
Understairs storage cupboard.

USEFUL STORAGE SPACE
.0'0" x 6'4" (.0m x 1.95m)
Additional storage beneath the stairs.

KITCHEN BREAKFAST ROOM
9'10" x 13'5" (3.0m x 4.1m)
Fitted with shaker style units and quartz worktops, inset ceramic sink, space for range cooker, integrated fridge and slimline dishwasher, with window to the rear.

PANTRY
5'7" x 4'0" (1.71m x 1.24m)
Practical storage space off the kitchen.

UTILITY ROOM
9'10" x 8'10" (3.0m x 2.71m)
Range of wall and base units, stainless steel sink, plumbing for washing machine and space for American style fridge freezer.

SIDE PORCH
3'6" x 3'7" (1.07m x 1.11m)
Tiled flooring with access to the shower room and storage cupboard.

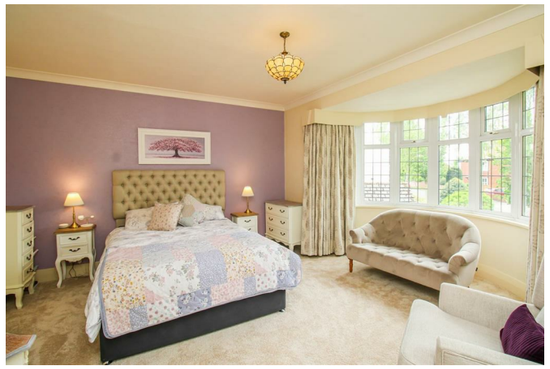
DOWNSTAIRS SHOWER ROOM/W.C.
9'6" x 4'7" (2.92m x 1.4m)
Fitted with WC, wash basin and shower cubicle with mains fed shower.

STORAGE CUPBOARD
6'3" x 2'5" (1.92m x 0.75m)
Houses gas and electric metres.

LEAN-TO
4'5" x 14'9" (1.35m x 4.5m)
Provides access from front to rear of the property.

FIRST FLOOR LANDING
15'1" x 12'3" (4.62m x 3.75m)
Access to four bedrooms, house bathroom and separate WC, with window to the front.

BEDROOM ONE
16'10" x 14'11" (5.15m x 4.55m)
Dual UPVC windows to the front including a bow window, central heating radiator and coving to the ceiling.



BEDROOM TWO
17'0" x 14'11" (5.2m x 4.57m)
Two UPVC windows to the front including a bow window, central heating radiator and coving.

BEDROOM THREE
11'11" x 10'11" (3.65m x 3.33m)
UPVC window to the rear and central heating radiator.

BEDROOM FOUR
8'0" x 7'8" (2.44m x 2.34m)
UPVC window to the side, loft access to the boarded out loft tand central heating radiator.

HOUSE BATHROOM
9'10" x 8'1" (3.0m x 2.48m)
Fitted with panel bath, separate shower cubicle, wash basin and storage cupboard, with partial tiling and window to the rear.

SEPARATE W.C.
3'3" x 6'4" (1.0m x 1.95m)
Fitted with low flush WC and wash basin.

OUTSIDE
To the front, the property enjoys a landscaped garden with lawns, mature planting and stone pathways, alongside a driveway providing off road parking leading to the garage. To the rear, there is a well maintained garden with planted borders, paved seating areas and enclosed boundaries, ideal for outdoor dining and entertaining.

GARAGE
10'2" x 24'2" (3.1m x 7.37m)
Detached single garage with power, lighting and up and over door.

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.

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.