



3 Bed
House - Semi-
Detached
located in
Pontefract
Guide Price £270,000



Carleton Glen
Pontefract
WF8 1SU



Stylish Three-Bedroom Detached Home Close to Town Centre – No Onward Chain Ideally located in a sought-after area close to the town Centre, this modern three-bedroom detached home offers spacious living, contemporary design, and excellent convenience. Still benefiting from its new build warranty, the property is perfect for a range of buyers and is presented in move-in ready condition.

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effect laminate work tops over. Composite sink with drainer and mixer tap partly tiled walls double oven gas hob and extractor fan over gas central heated radiator. Access door into the utility room. Utility room Wall and base kitchen units with wood effect laminate worksurface over for washing machine and space for dryer wall mounted boiler UPVC double glazed window to the side elevation and gas central heated radiator. Landing Gives access to bedroom 12 and three storage cupboard and bathroom. Loft hatch with a pull down ladder. Upvc double glazed window to the side elevation. Bedroom one UPVC double glazed window to the front elevation gas central heated radiator and double fitted wardrobe access to ensuite. Ensuite UPVC double glazed window to the front elevation floating toilet with tiled back. Sink with a vanity drawer below and mixer tap. Designer towel radiator. Spa shower with Jacuzzi jets and smart system. Tiling to the floor and extractor fan. Bedroom two UPVC double glazed window to the rear elevation. Gas central heated radiator. Bedroom three UPVC double glazed window to the rear elevation. Gas central heated radiator. Bathroom UPVC double glazed window to the side elevation. Floating toilet with tiled back. Sink with mixer tap and vanity drawer below. Jacuzzi spa bath with mixer taps and handheld shower attachment. The walls are partly tiled there is an extractor fan and a heated towel radiator. Rear garden Complete with decking area covered by pergola artificial land garden patio area and two garden sheds. Electric sockets. Side access gate will lead to the driveway and garage. Garage Up and over Door. Driveway To the front and side. Front Garden Land garden and driveway path access to the property.





Floor 0

Approximate total area⁽¹⁾

460 ft²
42.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GRAFFI 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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