

4 Bed

House - Detached

located in

Pontefract

Guide Price £350,000







LOGIC REAL ESTATE

Carleton Road

Pontefract

WF8 3RL









Entrance Hall
Enter through UPVC door to front aspect, UPVC double glazed opaque windows to front aspect, laminate wood affect flooring and gas central heated radiator. Doors leading into other rooms, stairs leading to first floor landing and useful understairs storage cupboard.

Lounge
Gas central heated radiator and UPVC double glazed window to front aspect.

Snug
Laminate wood affect flooring, gas central heated radiator and UPVC double glazed window to front aspect.

Downstairs WC
Two piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap and tiled splashback. Tiled flooring and gas central heated radiator.

Kitchen
Kitchen area having high and low level storage units with laminate wood affect roll edged work surfaces with matching splashbacks. Inset stainless steel one and a half sink and draining board with chrome mixer tap. Integrated four ring gas hob with extractor fan over and stainless steel splashback and oven/grill beneath. Full size integrated fridge freezer and dishwasher. Tiled flooring, recess spotlights, UPVC double glazed window to rear aspect, gas central heated radiator and door through to utility room.

Dining Area
Tiled flooring, gas central heated radiator and UPVC double glazed French doors leading to rear garden.

Utility Room
Low level storage units with laminate wood affect roll edged work surfaces with matching splashbacks. Inset stainless steel sink with draining board and chrome mixer tap. Space and plumbing for washing machine, tiled flooring and gas central heated radiator.

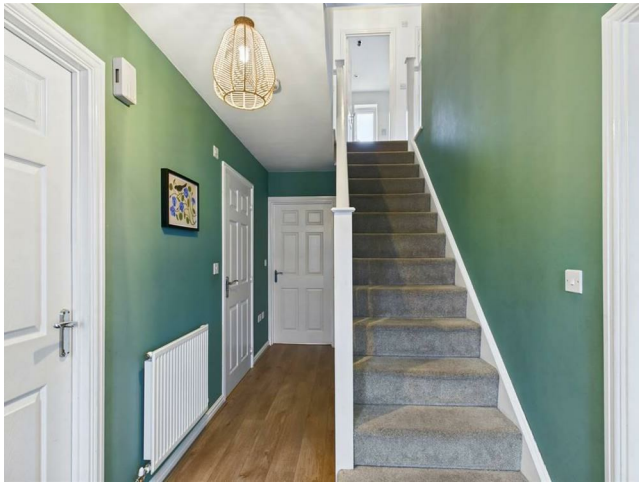
First Floor Landing
Doors leading into other rooms, storage cupboard and loft access.

Bedroom One
Gas central heated radiator, UPVC double glazed windows to front aspect and door leading to En-suite bathroom.

En-Suite
Three piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Tiled walls to splash prone areas, gas central heated radiator, recess spotlights and UPVC double glazed opaque window to front aspect.

Bedroom Two
Gas central heated radiator and UPVC double glazed window to front aspect.







Bedroom Three
Gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Four
Gas central heated radiator and UPVC double glazed window to rear aspect.

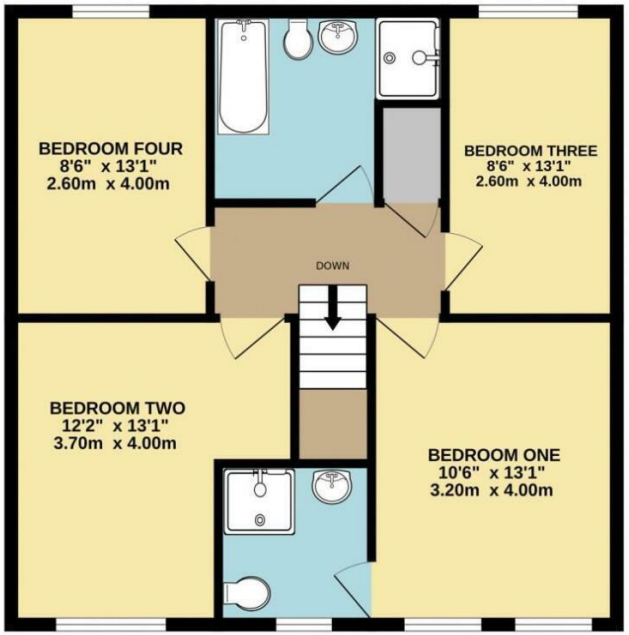
Main Bathroom
Four piece suite comprising of a low level W/C, pedestal handwash basin with chrome mixer tap, panelled bath with chrome mixer tap and a walk in mains fed thermostatic controlled shower. Half tiled walls, recess spotlights, gas central heated radiator and UPVC double glazed opaque window to rear aspect.

Exterior
Front garden is mainly laid to lawn split by a stone walkway leading to front door accessed via wrought iron gate. Wrought iron fencing and brick walls to boundaries. Rear garden is mainly laid to lawn with a stone patio area, brick walling and timber fencing to boundaries. Rear private driveway providing off street vehicle parking leading to a garage with an up and over door.

GROUND FLOOR
907 sq.ft. (84.3 sq.m.) approx.

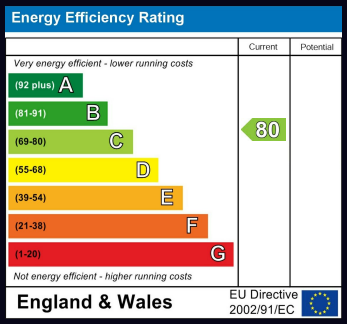


1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1588 sq.ft. (147.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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