



3 Bed  
House - Terraced  
located in  
Pontefract

Guide Price £190,000



Carleton Green Close  
Pontefract  
WF8 3NN

#### Lead In

A well-presented three-bedroom terraced home, ideally positioned within a highly sought-after cul-de-sac in the popular area of Carleton, Pontefract. Offering both front and rear gardens, this property provides a perfect balance of indoor and outdoor space, ideal for a range of buyers.

Internally, the home is modern in presentation with well-proportioned accommodation throughout, creating a comfortable and practical living environment. Externally, the property further benefits from a separate garage.

The location is a key highlight, with the property being extremely popular due to its close proximity to highly regarded primary and secondary schools, as well as excellent local amenities and commuter links.

Homes within this desirable street rarely come to market, and with its strong potential and prime position, this is an opportunity not to be missed.

#### Entrance Hall

6'6" x 10'5"

Access to the kitchen and living room. Wood effect flooring. Central heated radiator.

#### Living Room

13'11" x 12'2"

Access to the dining room. Feature fire with hearth and surround. Wood flooring. Central heated radiator. UPVC double glazed bay window to the front elevation.

#### Dining Room

10'4" x 9'11"

Access to the kitchen. Wood flooring. Central heated radiator. UPVC double glazed window to the rear elevation.

#### Kitchen

10' x 11'2"

Access to entrance hall and dining room. Range of high and low level base kitchen units with integrated appliances including oven with electric hob and extractor hood over. Option to reconnect plumbing for washing machine. One and half bowl sink with drainer and chrome tap. UPVC double glazed access door to the rear. Tiled effect flooring. UPVC double glazed window to the rear elevation.

#### Landing

12'8" x 5'1"

Access to all three bedrooms and the bathroom. Carpeted throughout.

#### Bedroom One

10'11" x 13'5"

Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.





### Bedroom Two

7'7" xx 10'11"

Built in wardrobe and storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed widow to the front elevation.

### Bedroom Three

8'3" x 8'11"

Built in wardrobe and storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed widow to the rear elevation.

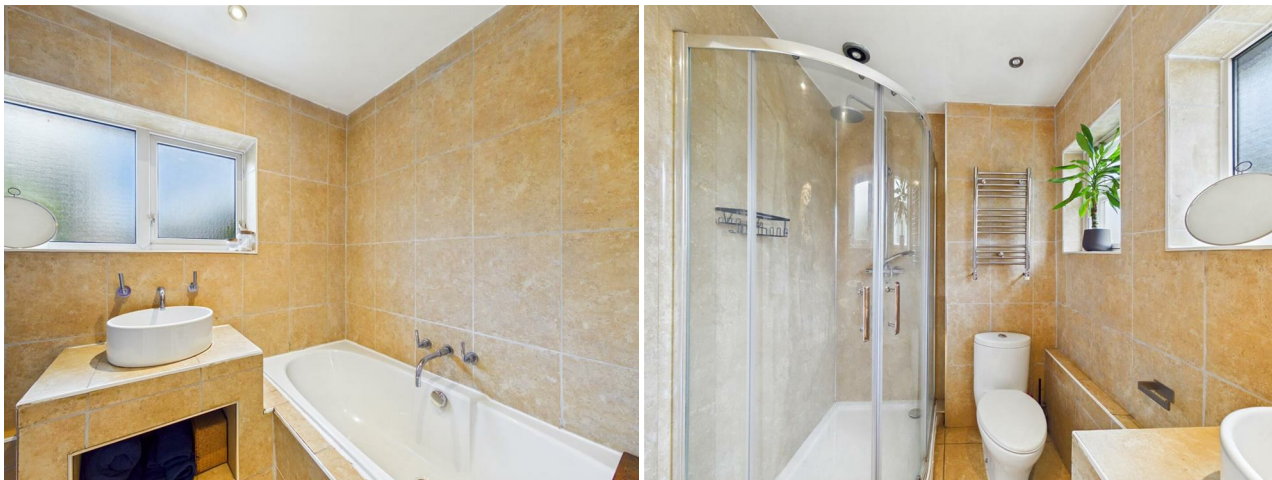
### Bathroom

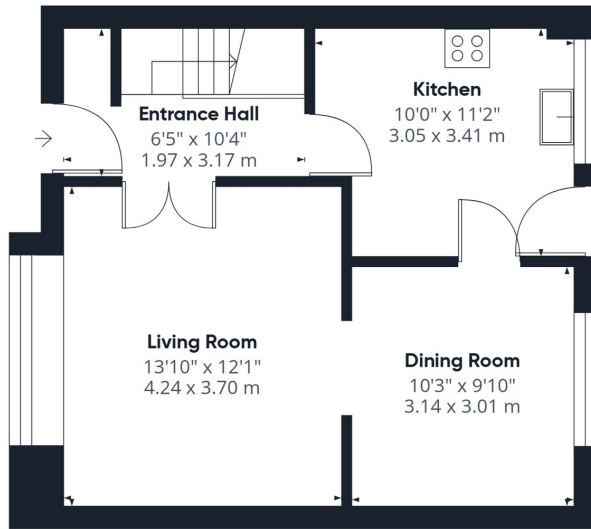
9'12" x 5'6"

White suite comprising of panel bath with chrome tap. Wash hand basin with chrome tap. WC with low level flush. Shower cubicle with mains feed shower. Full height wall tiling. Tiled effect flooring. chrome central heated radiator. UPVC double glazed frosted window to the rear aspect.

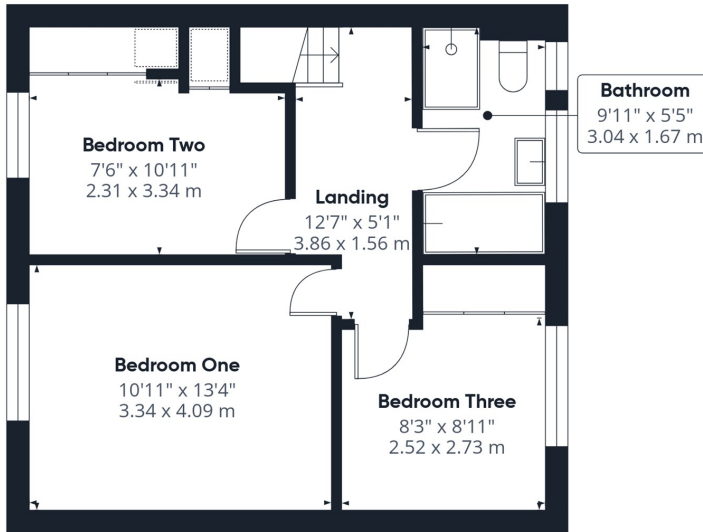
### Externally

The property is approached via a pedestrian pathway leading through a laid-to-lawn front garden, offering a pleasant sense of openness. There is a garage separately at the front, providing convenient off-road parking or additional storage. Timber fencing defines the boundaries, adding privacy while maintaining a neat and tidy outlook. To the rear, the property benefits from a low-maintenance garden, predominantly laid with a spacious decking area ideal for outdoor seating and entertaining. Beyond this, a section of gravel provides additional practicality and versatility. The garden is fully enclosed by fencing, offering a good degree of privacy and security.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
889 ft<sup>2</sup>  
82.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

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