

**19 Carleton Green Close,  
Pontefract, WF8 3NN**

- # Situated within a popular and established location
- # Overlooks school playing fields to the rear, convenient for schooling
- # Potential to extend at the rear.
- # Has gas fired central heating and UPVC double glazing
- # Ground floor Cloak/w.c., Two Reception Rooms and Conservatory
- # Garden and driveway to the front to a single integral garage
- # Good size enclosed garden to rear
- # Energy Efficiency Rating "D"

**PRICE****£295,000**

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## DESCRIPTION

We are pleased to offer for sale this Detached House situated within a popular and established location close to Carleton High School and overlooks playing fields to the rear. Providing a good family home the property has gas fired central heating, UPVC double glazing and also had cavity wall insulation installed. To the ground floor there is a cloak/w.c., two reception rooms, Conservatory in addition to the kitchen. To the first floor there are four bedrooms (two with fitted/built in wardrobes) and a recently updated bathroom that incorporates a modern style suite with a separate shower cubicle. Outside there is a garden area to the front and a resin style driveway that leads up to the single integral garage and there is a good size mature enclosed garden to the rear with lawn and paved patio area. Potential to extend at the rear.

The Accommodation comprises: -

### GROUND FLOOR

**FRONT ENTRANCE PORCH** with wall mounted electric heater.

**CLOAKROOM** with part tiled walls and has a low flush w.c., corner wash basin and central heating radiator.

**RECEPTION HALL/STAIRS** with central heating radiator and two storage cupboards.

**LOUNGE:** - 12ft 10in x 12ft 6in (3.93m x 3.81m) plus 5ft 10in x 5ft 5in (1.79m x 1.66m) and features a tiled fire surround with slate hearth and a double panel central heating radiator. Sliding doors open into: -

**CONSERVATORY:** - 12ft 8in x 11ft 1in (3.87m x 3.38m) having a tiled floor and sliding doors that open onto the rear garden and a further side door that opens onto the rear patio. Wall mounted electric heater.

**DINING ROOM:** - 12ft 11in x 8ft 5in (3.94m x 2.57m) with central heating radiator.

**KITCHEN:** - 10ft 10in x 8ft 9in (3.32m x 2.68m) and is fitted with a range of base and wall mounted cupboard and drawer units with worktops, 1½ basin stainless steel sink unit, built in fridge, gas hob and extractor hood, plumbing for washer and dishwasher, central heating radiator and Side Entrance.

**STAIRCASE** leads to: -

### FIRST FLOOR

**LANDING** with store cupboard and access to roof space.

**FRONT BEDROOM No. 1:** - 14ft 5in x 10ft 2in (4.41m x 3.11m) plus built in wardrobes to full length and height of one wall together with matching dressing table and drawer units. Central heating radiator.

**REAR BEDROOM No. 1:** - 10ft 11in x 10ft 10in (3.33m x 3.31m) and includes a range of fitted wardrobes with matching dressing table and bedside drawer units and a central heating radiator.

**FRONT BEDROOM No. 3:** - 10ft 8in x 9ft 10in (3.26m x 3m) plus store cupboard and with a central heating radiator.

**REAR BEDROOM No. 4:** - 9ft 8in x 8ft 4in (2.97m x 2.55m) overall plus store cupboard and with a central heating radiator.

**BATHROOM:** - 8ft 9in x 6ft 8in (2.68m x 2.04m) and has a modern suite that includes a rectangular panelled bath, separate shower cubicle, vanity wash basin and low flush w.c. Extractor fan and a central heating radiator.

### OUTSIDE

To the front there is a lawned garden in addition to a resin style driveway that leads up to a single integral garage (17ft 7in x 9ft 5in – 5.37m x 2.89m). At the rear of the property there is a good size enclosed mature garden that incorporates an area of paved patio in addition to a lawn and mature gardens.

### SERVICES

All Mains Services are assumed to be connected and gas central heating is supplied by a wall mounted 'Worcester' fired boiler that is located in the garage.

### TENURE

It is assumed that the property is freehold.

### COUNCIL TAX BAND 'E'

### VIEWING

Strictly by prior appointment with the Agents



GROUND FLOOR

FIRST FLOOR

For Information Purposes Only

**PLEASE NOTE**

All room measurements are approximate and are taken to their widest parts. It is also believed that all the service connections and appliances that maybe included are in working order but a prospective purchaser should satisfy themselves prior to entering into a contract.

**MISREPRESENTATION ACT**

These particulars are intended as a guide only to prospective purchaser and neither Abson Blaza Property Services nor the Vendor(s) accept any liability for their accuracy. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of the information contained therein. They do not constitute any part of an offer or contract. All negotiations to be conducted through the Sole Selling Agents, Abson Blaza Property Services.