

**21 Carleton Road,
Pontefract, WF8 3NA**



- # Good Size Ground Floor Apartment available fully furnished
- # Popular and convenient location
- # Gas central heating and UPVC double glazing
- # Front Garden and integral garage
- # Energy Rating "E"

£115,000

DESCRIPTION

We are pleased to offer for sale this Ground Floor Apartment situated within an established, popular and convenient location within easy reach of the Town's centre. The property is being offered for sale as FULLY FURNISHED, which briefly includes carpets/floorcoverings, curtains, blinds, beds, lounge and dining furniture. The accommodation has gas central heating and UPVC double glazed windows. There is a modern fire surround with electric fire to the lounge, the kitchen is fitted with a range of base and wall mounted cupboard/drawer units that include cooker, washing machine and dryer. The bathroom contains a 4 piece suite including a shower over the bath. Outside there is a garden to the front but there is also an integral garage at the rear of the block.

The Accommodation comprises: -

ENTRANCE VESTIBULE leads into a

RECEPTION HALL with two central heating radiators, two coat cupboards and an additional under stairs store cupboard.

LOUNGE: - 15ft 7in x 15ft 1in (4.76m x 4.61m) and has a modern style fire surround with electric fire, coving to ceiling, dual aspect to the front and side and two central heating radiators.

KITCHEN: - 11ft 9in x 9ft 8in (3.6m x 2.96m) and is fitted with a range of base and wall mounted cupboard and drawer units together with worktops, a stainless steel sink unit, electric cooker point (electric cooker included), plumbing for automatic washer. Pantry with space for tumble dryer. Floor standing gas boiler, part tiled walls over the base units and a central heating radiator.

REAR BEDROOM No. 1: - 13ft 8in x 13ft (4.16m x 3.98m) with dual aspect to the side and rear and has built in wardrobes/cupboards and two central heating radiators.

REAR BEDROOM No. 2: - 9ft 9in x 9ft 7in (2.97m x 2.94m) plus built in cupboard and has a dual aspect to the side and rear. Coving to ceiling and a central heating radiator.

BATHROOM contains a 4-piece suite that includes a panelled bath with electric shower above, bidet, pedestal wash basin and a low flush w.c. Airing cupboard, tiled walls, coving to ceiling and a central heating radiator.

OUTSIDE: - The property has a garden area to the front but there is a shared access/driveway that leads to a single integral garage located to the rear of the block.

SERVICES

All Mains Services are assumed to be connected.

TENURE

It is assumed that the site is freehold.

COUNCIL TAX

Wakefield MDC Property Band B.

VIEWING

Strictly by prior appointment with the Agents



For Information Purposes Only

NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment have been tested and no warranties of any kind can be given accordingly, prospective purchasers should bear this in mind when formulating their offers. The sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property

