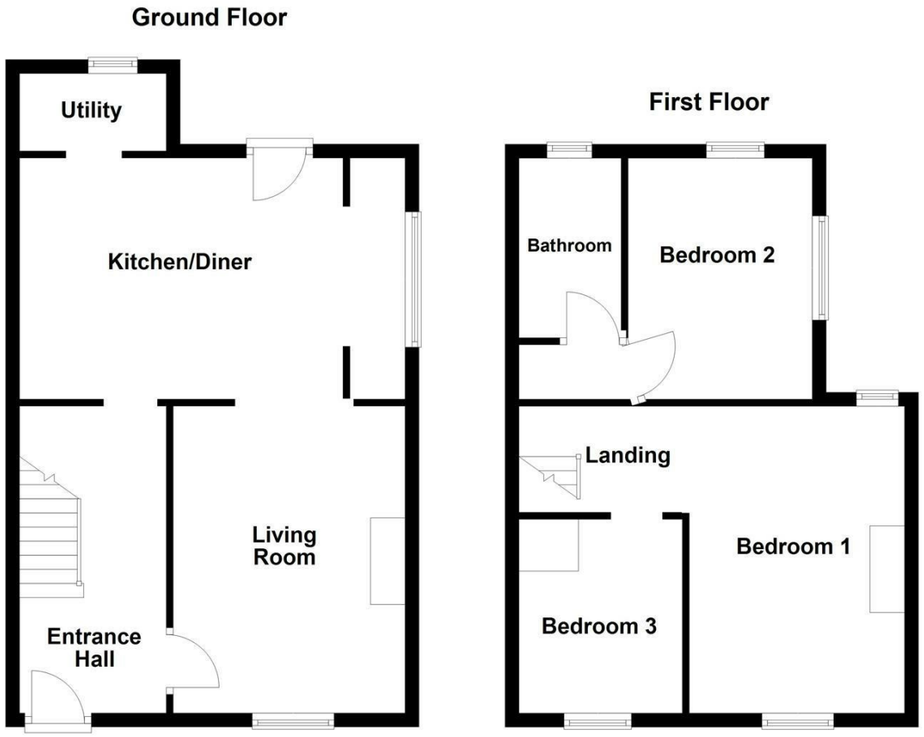
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





Stonecote 215 Carleton Road, Pontefract, WF8 3NP

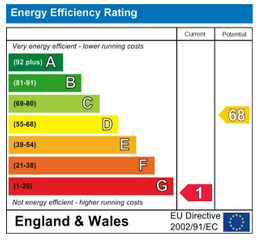
For Sale Freehold Guide Price £170,000 - £175,000

Situated in the sought after Carleton area of Pontefract, this three bedroom semi detached property offers fantastic potential. In need of full renovation, it presents an excellent opportunity for transformation, either as a charming family home or a project for development.

The property briefly comprises of the entrance hall, living room, kitchen/diner and utility room. The first floor landing leads to three bedrooms and house bathroom. Outside, the rear garden is predominantly laid to lawn, incorporating a paved seating area, enclosed by walls and hedging, the garden enjoys far reaching rural views, including those across to the Rookeries.

Carleton is a charming village on the southern edge of Pontefract, offering a welcoming community feel and excellent local amenities. The property is ideally located for families, with Carleton High School and The Rookeries Junior & Infant School both within walking distance. It also benefits from easy access to the picturesque Carleton village green, a lovely spot at the heart of the village.

The property is well suited to a range of buyers and should not be overlooked.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
14'6" x 6'11" (4.43m x 2.12m)
A timber framed frosted entrance door, exposed brick walling, stairs to the first floor landing and access to the living room and kitchen/diner.



LIVING ROOM
14'7" x 11'0" max x 9'2" min (4.46m x 3.36m max x 2.8m min)
Opens into the kitchen/diner, timber framed single pane sash window to the front, exposed brick and stone walls and an exposed brick chimney breast.



KITCHEN/DINER
11'0" x 18'5" max x 8'11" min (3.36m x 5.63m max x 2.72m min)
Timber framed single pane window to the side and a timber-framed door to the rear. Exposed brick walls and an opening through to the utility.

UTILITY
6'11" x 3'8" (2.11m x 1.12m)
Timber framed single pane window to the rear, exposed brick walls, ceramic Belfast sink, wooden work surfaces and a tiled splashback.

FIRST FLOOR LANDING
Access to three bedrooms and the house bathroom. Fitted storage cupboard.

BEDROOM ONE
14'4" x 10'2" (4.37m x 3.11m)
Timber framed single pane window to the front and rear, exposed stonework.



BEDROOM TWO
11'3" x 8'8" max x 7'10" min (3.43m x 2.66m max x 2.4m min)
Timber framed single pane window to the rear and exposed brickwork.



BEDROOM THREE
7'9" x 9'0" max x 6'8" min (2.38m x 2.75m max x 2.05m min)
Timber framed single pane sash window to the front.



BATHROOM/W.C.
Partially frosted timber framed single pane window to the rear, loft access and partial wall tiling.



OUTSIDE
To the front there is on street parking. The rear garden is predominantly laid to lawn, incorporating a paved seating area, enclosed by walls and hedging, the garden enjoys far reaching rural views, including those across to the Rookeries.

PLEASE NOTE
Please take care when viewing as the property may present treacherous or uneven conditions.

COUNCIL TAX BAND
The council tax band for this property is TBC.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.