



Grosvenor House, Carleton Road, Pontefract WF8 3ND

Welcome to

Grosvenor House, Carleton Road, Pontefract

A beautifully updated six-bed detached home with generous living space, a sleek open-plan kitchen and an elegant master suite, plus a large landscaped garden with patio, contemporary bar and tranquil fishpond.



Entrance Hall

With a timber front entrance door with sky light above, LVT flooring, storage cupboard and a cast iron wall mounted radiator.

Living Room

20' 5" x 17' 7" (6.22m x 5.36m)
A UPVC double glazed bay window to the front aspect, focal sandstone fireplace with matching hearth, solid wood flooring, timber framed bay window to the side with a window seat and three cast iron radiators.

Dining Room

15' 1" x 17' 3" (4.60m x 5.26m)
Three UPVC double glazed windows to the front aspect, LVT flooring, two cast iron radiators and an ornate fireplace with a timber fire surround with inset tiling.

Cinema Room

12' 6" x 14' 2" (3.81m x 4.32m)
With a UPVC double glazed window to the side aspect, LVT flooring, spotlights to the ceiling and a cast iron radiator.

Kitchen/ Breakfast Room

22' 5" x 12' 6" (6.83m x 3.81m)
A fitted kitchen consisting of wall, base and drawer units with work surfaces over, 7 ring gas burner with chimney breast extractor, double ovens, warming drawer, space for free standing fridge freezer, plumbing for dishwasher, a bowl and half sink and drainer, tiling to the splash back, wall mounted cast iron radiator, sky light to the rear and a UPVC double glazed window to the side aspect. With a UPVC double glazed window to the rear aspect, cast iron radiator, bi-fold doors to the rear garden with a window to the side, LVT flooring, two large sky lights to the rear and spotlights to the ceiling.

Rear Entrance

7' 7" x 5' 6" (2.31m x 1.68m)
With a UPVC double glazed window to the rear aspect, entrance door, LVT flooring, low level flush WC, wash hand basin and a wall mounted radiator.

Landing

With floor to ceiling UPVC windows, a further window to the rear and stairs to the second floor

Bedroom Two

15' 9" x 14' 7" (4.80m x 4.45m)
With to UPVC double glazed windows with fitted blinds, wall mounted cast iron radiator and built in wardrobe.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, part tiled to walls and tiled flooring.

Bedroom Four

14' 2" x 11' 10" (4.32m x 3.61m)
With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Five

15' 1" x 15' 9" (4.60m x 4.80m)
With a UPVC double glazed window to the front aspect, cast iron fire place and a gas central heating radiator.

Bathroom

A suite consisting of a high level flush WC, wash hand basin set in a vanity unit, free standing slipper bath with claw feet and mixer tap, walk in shower cubicle, built in storage cupboard, spot lights, tiled flooring, part tiled to walls and two UPVC double glazed windows to the side and rear aspects.

Top Floor Landing

With a UPVC double glazed window to the front aspect, two wall mounted cast iron radiators, three sky lights to the front and 1 to the rear and a glass balustrade.

Bedroom One

15' 8" x 14' 4" (4.78m x 4.37m)
With two sky lights to the rear, two gas central heating radiator, focal exposed brick walls and beams.

Dressing Room

13' 7" x 11' 3" (4.14m x 3.43m)
With two sky lights to the rear aspect and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in shower cubicle, tiled flooring, spot lights to the ceiling and a chrome heated towel radiator.

Bedroom Three

16' 7" x 14' 2" (5.05m x 4.32m)
With two UPVC double glazed windows to the front, fitted wardrobes and a wall mounted cast iron radiator.

Bedroom Six

12' 6" x 12' 8" (3.81m x 3.86m)
With a UPVC double glazed window to the rear aspect, built in wardrobe, cast iron ornate fireplace and a gas central heating radiator.

Front Aspect

Large double driveway, electric car charging port, access to the attached garage, double wrought iron gates and a hedge creating private boarder.

Rear Exterior

Porcelain tiled patio area with glass balustrade stepping down into the very large awned garden with a summer house and large pond, mature trees creating boarders and extensive privacy.

Garage

With an up and over door, electric and the combi boiler.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

**Grosvenor House Carleton Road,
Pontefract**

- Six Bedroom Three Storey Detached Home
- 3561 Square Foot
- Two Ensuites And Family Bathroom
- Cinema Room
- Large Rear Garden With Large Pond

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers over

£800,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119055 - 0012

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