



2 Bed
Flat
located in
Pontefract

£170,000



LOGIC
REAL ESTATE

Carleton Road
Pontefract
WF8 3NA

****GROUND FLOOR APARTMENT WITH A GARAGE, PRIVATE GARDEN
AND ALLOCATED PARKING SPACE**IDEAL FOR DOWNSIZERS OR
INVESTORS****

A rare opportunity has arisen to purchase an apartment in a highly sought-after block where homes rarely come to market. Adding to its appeal, the property enjoys its own private garden and a secure garage, features seldom found with apartment living and ideal for those seeking outdoor space and convenient parking.

This spacious apartment offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The apartment features a spacious reception room, providing an inviting space for relaxation or entertaining guests, a good sized kitchen, two spacious bedrooms and a modern shower room. The apartment also enjoys the convenience of an external storage cupboard, ideal for bikes, tools, or outdoor equipment.

Situated in a desirable area, residents will benefit from access to local amenities as the property is within easy reach of the town centre making it an excellent choice for those who appreciate community living. Pontefract itself is known for its rich history and vibrant culture, offering a variety of activities and attractions for all ages.

This lovely apartment on Carleton Road presents a wonderful opportunity for anyone looking to settle in a friendly area while enjoying the comforts of modern living. Whether you are a first-time buyer or seeking an investment property, this apartment must be viewed to appreciate all it has to offer.

Hallway
12'12" x 3'

Access to both bedrooms, shower room, living room and the kitchen. Carpeted throughout. Central heated radiator.

Living Room
15'0" x 15'6"

Newly decorated throughout with new blinds and curtains. Electric fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side and front elevation.

Kitchen
11'7" x 9'9"

A modern range of high and low level kitchen units with complimentary laminate worktops. One and half bowl sink with drainer and chrome mixer tap. Integrated appliances include tumble dryer, washing machine, fridge/freezer, cooker with electric hob and extractor hood over. Access to pantry cupboard. Vinyl tiles to the floor. Central heated radiator. UPVC double glazed window to the rear and side elevation.

Shower Room
8'3" x 6'3"

White suite comprising of mains feed shower cubicle, WC with low level flush and wash hand basin with chrome mixer tap. Full height wall tiling. Access to storage cupboard. Tiled effect flooring. Central heated radiator. UPVC frosted double glazed window to the rear elevation.

Bedroom One
12'10" x 10'2"

Built in wardrobe/storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the side elevation.

Bedroom Two
9'6" x 9'7"

Built in wardrobe/storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Garage
16'7" x 12'1"

Electric garage door. Lighting. Plug sockets.

Garden

The garden is a private outdoor space, mainly laid to lawn and enclosed by mature hedging and shrubs, offering a pleasant green area for relaxation.





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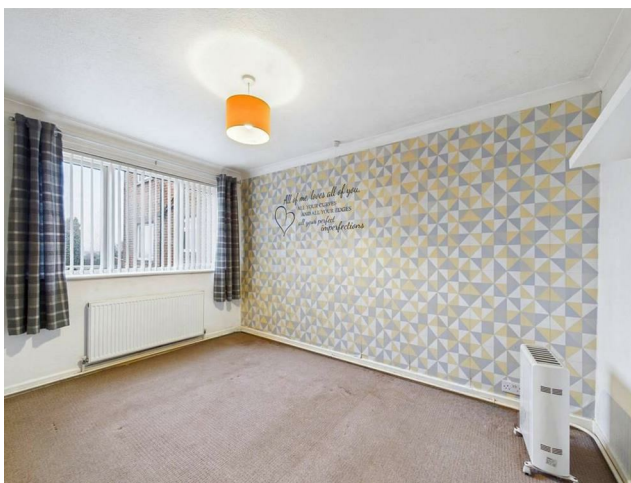
Garage

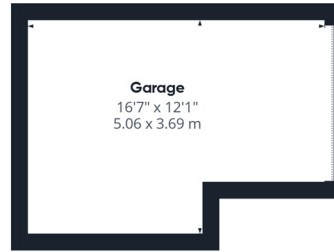
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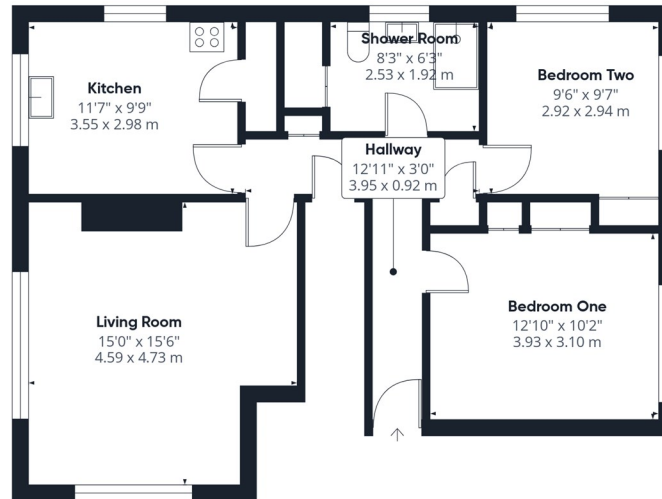
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Floor 0



Floor 1



Approximate total area⁽¹⁾
921 ft²
85.6 m²

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

CONTACT

30 Newgate
Pontefract
West Yorkshire
WF8 1DB

E: info@logicrealestate.co.uk
T: 01977 700595

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