



## Moor Lane

Carleton, Pontefract, WF8 3RX

Asking Price £750,000



- EPC RATING C
- CLOSE TO TOWN CENTRE
- SOUGHT AFTER VILLAGE
- SPACIOUS ACCOMODATION
- MODERNISED THROUGHOUT

- COUNCIL TAX BAND D
- EASY ACCESS TO LOCAL AMENITIES
- DRIVEWAY FOR SEVERAL VEHICLES
- SAT IN APPROXIMATELY ONE THIRD OF AN ACRE
- FREEHOLD

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A STUNNING PROPERTY IN A SOUGHT AFTER AREA! CALL US TODAY TO ARRANGE YOUR VIEWING!



### Property description

On driving to the end of Moor Lane in the sought after village of Carleton you are greeted with this stunning family home; set back from the lane and a short walking distance from the neighbouring fields this home has a stunning exterior, spacious driveway for several vehicles and is sat in a large plot measuring approximately one third of an acre. No expense has been spared on the modernisation and significant extension of this home by the current owners from the solid oak doors to the flooring throughout, the external doors and windows, the rendering, the bathroom and kitchen, the patio and garden, the wood burning stoves; everything has been finished meticulously.

As you walk into the property you're immediately blown away with the homely feel and spacious entrance hallway perfect for storing coats and shoes. Through glass double doors is the main reception hallway which is a room in itself; giving access to all downstairs reception rooms. The living room is spacious yet cosy and the wood burning stove is the perfect accompaniment during those wintery evenings. The living kitchen diner is the perfect entertaining space, with modern fitted kitchen in a dark grey with marble effect quartz worktops and Belfast sink, space for a large 8 seater dining table, living area looking out to the garden with the glass panels and bi-fold doors showcasing multiple different vistas and feature wood burning stove. Off the living kitchen diner is a handy utility room with Belfast sink and all of the necessary plumbing and electric. Off the main reception hallway is also a downstairs wc, an access door out to the side of the property and access upstairs. To the first floor is an airy landing with velux window and 2 good sized bedrooms, one with ensuite and one currently used as an office perfect for those wishing to work from home. There is also an access door through to the loft space which is huge; great for storage but also providing more options for expansion subject to the relevant planning consents. Back downstairs

through the main reception hallway you are greeted with all ground floor bedrooms and family bathroom.

To the end of the hall is the master suite which is a real showstopper. Generous in size with patio doors out to the garden and the most amazing view this room benefits from a full dressing area and ensuite. There are 2 further double bedrooms, both great in size and a garden room currently used as a room for the current owners' adorable dogs as it benefits from patio doors out to the garden. The recently fitted family bathroom is modern and spacious finished in wall to ceiling grey tiles with double shower, bath, basin and wc. There is also a handy airing cupboard at the end of the corridor housing the water tank.

To the front of the property is a partially block paved partially gravelled driveway with space for lots of vehicles. There is a recently built carport with resin roof for 2 cars. To the rear of the property is a large garden with various patio areas to catch the sun at various times of the day, a large lawned area with mature trees, bushes and shrubs and various sheds and outbuildings, perfect for storage or to convert into a summerhouse/office. Its only when you step out into the garden you realise how truly beautiful it is.

Carleton is located in the town of Pontefract, it is a village and comes with all of the amenities namely local pubs, eateries, shops, post offices and schools but it is only a short distance from the main town centre with the larger supermarkets, train and bus stations and motorway transport links.

### Material Information - Castleford

Tenure Type; Freehold

Council Tax Banding; D

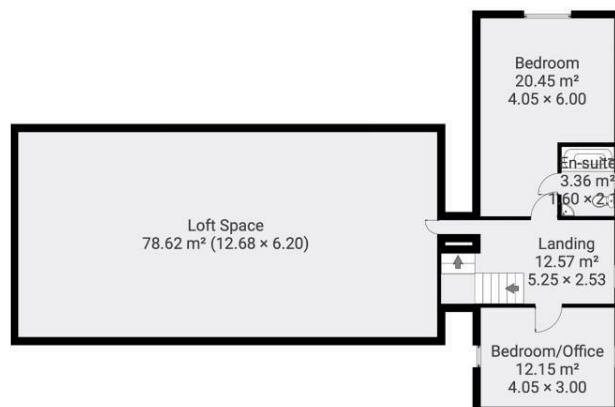
EPC Rating; C

## Floorplan

### GROUND FLOOR



FIRST FLOOR

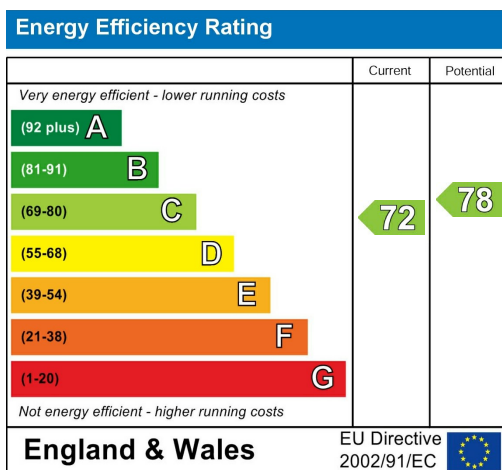








## Energy Efficiency Graph

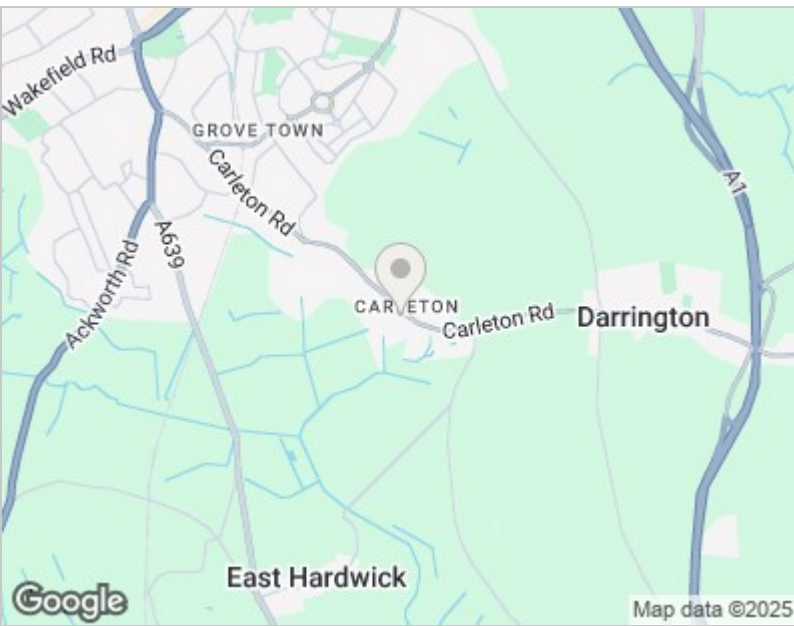


## Viewing

Please contact our Hunters Castleford Office on 01977 604600 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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