



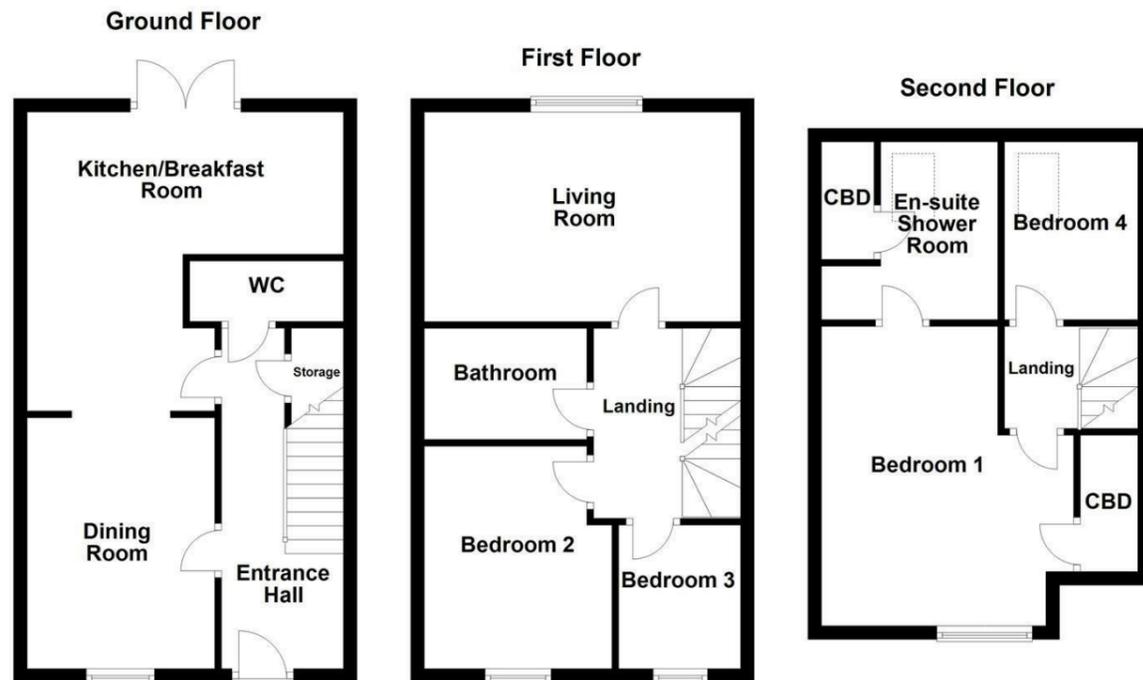
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### 45 Madison Walk, Ackworth, Pontefract, WF7 7ER

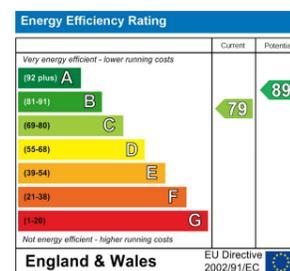
For Sale Freehold £225,000

Situated in this sought after modern development in Ackworth is this four bedroom mid town house, deceptively spacious from the outside the property boasts well proportioned accommodation throughout, whilst being superbly presented along with off road parking and enclosed rear garden.

The accommodation briefly comprises entrance hall, dining room, kitchen breakfast room and downstairs w.c. To the first floor landing there is the living room, two bedrooms and the house bathroom/w.c. On the second floor there is loft access and two further bedrooms, one being the principal bedroom with en suite shower room/w.c. To the front of the property there is off road parking in a tandem style via the tarmac driveway and there is a separate single garage with manula up and over door. The rear garden is mainly laid to lawn with a paved area and is enclosed by timber fencing and woodland beyond.

Ackworth makes an ideal place to settle for a range of buyers as it is aptly placed for local amenities such as shops and good schools so for growing families it would be ideal. For those who travel for work the property is close by to local bus routes to neighbouring towns such as Pontefract and Featherston and is aptly placed for commuters who look to travel to towns and cities such as Pontefract, Barnsley and Wakefield.

Only a full internal inspection will truly show what the quality home has to offer and so an early viewing is highly advised to avoid disappointment.



**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,  
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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

Front door leading into the entrance hall, central heating radiator, stairs to the first floor landing with understairs storage cupboard. Doors to the dining room, kitchen breakfast room and downstairs w.c.

### DINING ROOM

9'1" x 12'1" (2.77m x 3.7m)

Opening through to the kitchen breakfast room, UPVC double glazed window to the front, central heating radiator.

### KITCHEN BREAKFAST ROOM

15'1" x 14'5" max x 2'11" min (4.61m x 4.41m max x 0.9m min)

UPVC double glazed French doors leading to the rear garden, central heating radiator, range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, tiled splashback, four ring gas hob with stainless steel extractor hood over and partial Pyrex splashback, integrated oven, integrated fridge freezer, integrated dishwasher and integrated washing machine.

### DOWNSTAIRS W.C.

7'5" x 2'11" (2.27m x 0.89m)

Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splashback.

### FIRST FLOOR LANDING

Central heating radiator, stairs to the second floor landing, doors to the lounge, two bedrooms and house bathroom/w.c.

### LOUNGE

10'4" x 15'3" (3.16m x 4.65m)

UPVC double glazed window to the rear, central heating radiator.

### BEDROOM TWO

10'5" x 8'9" max x 8'0" min (3.2m x 2.69m max x 2.45m min)

UPVC double glazed window to the front, central heating radiator.

### BEDROOM THREE

7'0" x 6'1" (2.14m x 1.87m)

Central heating radiator, UPVC double glazed window to the front.

### HOUSE BATHROOM/W.C.

7'10" x 5'4" (2.4m x 1.65m)

Anthracite ladder style central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap, fully tiled.

### SECOND FLOOR LANDING

Central heating radiator, loft access, doors to two bedrooms.

### BEDROOM FOUR

6'5" x 8'6" (1.98m x 2.61m)

Velux skylight, central heating radiator.

### BEDROOM ONE

11'10" x 13'11" max x 6'6" min (3.61m x 4.26m max x 1.99m min)

UPVC double glazed window to the front, central heating radiator, access through to a storage cupboard and door to the en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.

9'0" x 8'5" max x 5'8" min (2.75m x 2.57m max x 1.73m min)

Central heating radiator, Velux skylight, access to a storage cupboard, low flush w.c., pedestal wash basin with mixer tap, fully tiled shower cubicle with overhead shower and shower head attachment. Extractor fan.

### OUTSIDE

Tarmac driveway providing tandem off road parking to the front and leading to the single separate garage (middle garage of three) with up and over door. The rear garden is laid to lawn with a paved area fully enclosed by timber fencing and beyond the rear garden there is woodlands.

### COUNCIL TAX BAND

The council tax band for this property is D

### EPC RATING

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

### 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.