



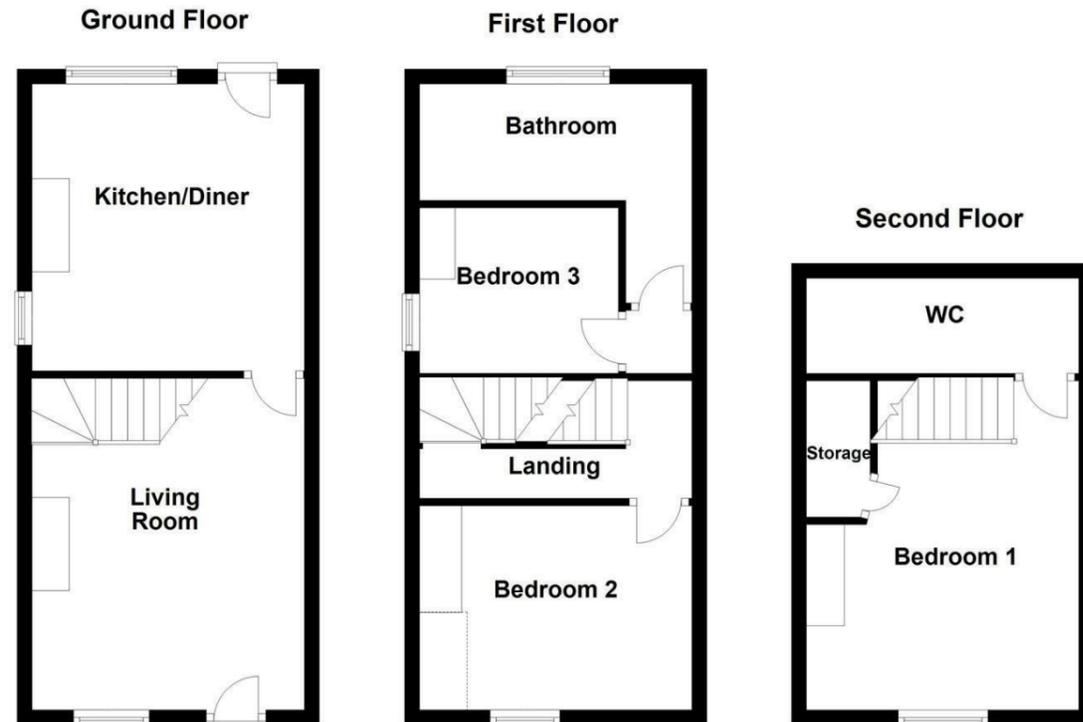
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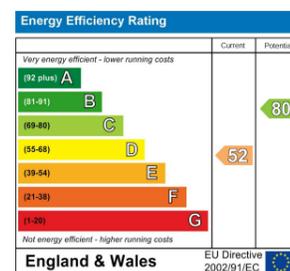
For Sale Freehold £237,500

Situated in the sought after village of Ackworth with accommodation spanning over three floors is this well presented end terrace property benefitting from good sized bedrooms, new flooring downstairs, part rendered external wall, rendered roof and ample off road parking. The vendor has the cooker, fridge and boiler serviced every year.

The property briefly comprises of the living room and kitchen/diner, which both benefit from recently laid flooring. The first floor landing leads to two bedrooms and the house bathroom/w.c. A further set of stairs leads to the principal bedroom located on the second floor with en suite w.c. Outside to the front there is a raised stone paved patio area, perfect for outdoor dining and entertaining purposes and a further pebbled area with a right of access for the neighbouring properties. To the side and rear there is a tarmac courtyard providing off road parking also with a right of access. There are three brick built outbuildings belonging to the property.

Ackworth is very popular among young couples and families alike due to its proximity to the local Ackworth Quaker Schools and primary schools such as Bell Lane. State schools can be found in the neighbouring villages. Ackworth also enjoys a range of very popular pubs and restaurants. Having a wealth of local amenities in the village. Ackworth also enjoys fantastic transport links to both Wakefield and Pontefract and the local train station can be found in the neighbouring village of Fitzwilliam, which is on the Leeds Sheffield mainline. For commuters transport links can be found by way of the AIM motorway and M62 motorway.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



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.

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

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ACCOMMODATION

LIVING ROOM

14'7" x 12'0" [4.45m x 3.66m]

Composite front entrance door with frosted glass pane leads into the living room. UPVC double glazed window to the front, central heating radiator, stairs to the first floor landing, coving to the ceiling, ceiling rose, multi fuel burning stove with stone hearth, exposed stone surround and wooden mantle. Door to the kitchen/diner.



KITCHEN/DINER

12'4" x 12'7" [3.78m x 3.85m]

Range of wall and base units with wooden work surface over, ceramic Belfast sink, drainer built into the work

surface, mixer tap and tiled splash back. Space and plumbing for a Range style cooker with extractor hood above, space for a fridge/freezer. Integrated washing machine, column central heating radiator, UPVC double glazed frosted door to the rear, coving to the ceiling and UPVC double glazed windows to the side and rear.



FIRST FLOOR LANDING

Stairs to bedroom one located on the second floor, central heating radiator and doors two bedrooms and the house bathroom.

BEDROOM TWO

8'11" x 10'9" [2.73m x 3.29m]

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



BEDROOM THREE

9'4" x 7'3" [2.85m x 2.22m]

UPVC double glazed window to the side and central heating radiator.

BATHROOM/W.C.

12'0" x 9'1" [max] x 4'9" [min] [3.66m x 2.77m [max] x 1.45m [min]]

Spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., floating storage unit with wash basin and mixer tap, tiled bath with mixer tap and separate shower cubicle with overhead rain power shower and glass shower screen.



BEDROOM ONE

14'8" x 12'2" [max] x 8'11" [min] [4.48m x 3.73m [max] x 2.74m [min]]

UPVC double glazed window to the front, central heating radiator, loft access, exposed beams to the ceiling, access to overstairs storage cupboard and door to the en suite w.c.



W.C.

4'1" x 12'2" [1.25m x 3.73m]

Access to the storage eaves, exposed beams to the ceiling, concealed low flush w.c., wall mounted wash basin with mixer tap and the combi boiler is housed in here with the thermostat.

OUTSIDE

To the front there is a small stone paved patio area, perfect for outdoor dining and entertaining with a pebbled area in front providing a right of access for the neighbouring properties. To the side and rear there is tarmac courtyard providing off road parking with space for three vehicles. There are three brick built outbuildings belonging to the property.



COUNCIL TAX BAND

The council tax band for this property is B.

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.