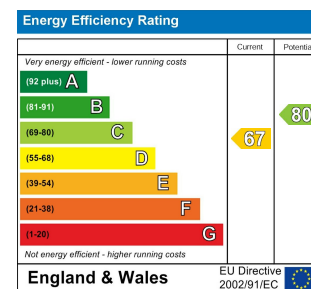
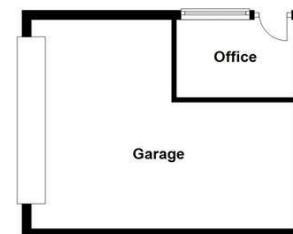
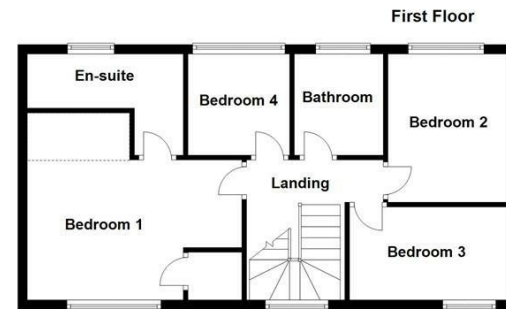
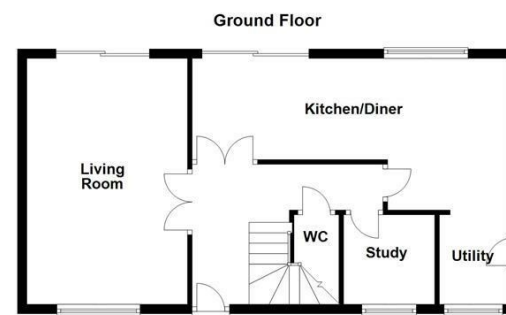




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### 3 Gabriels Corner, Ackworth, Pontefract, WF7 7SZ

For Sale Freehold £425,000

Nestled away in a small cul de sac in the heart of Ackworth and built from original Ackworth stone, stands this beautifully presented four bedroom detached family home, with a garage with converted office, wonderful private gardens and an ideal family friendly layout, this property must be one to be viewed.

The accommodation in brief comprises to the ground floor; spacious dual aspect living room, modern fitted dining kitchen with breakfast bar, sitting area and separate utility, a downstairs office/play room and guest W.C.

To the first floor a landing provides access to four bedrooms, the largest of which features fitted wardrobes and a modern high spec en suite shower room, and a modern house bathroom suite.

Outside to the front of the property there is an open lawn garden with double driveway to the side which leads to the double garage which has been part converted into an external office. To the rear there is a beautifully manicured family friendly garden which is fully enclosed and features a raised decking seating area, flagged patio, generous lawn and a private bar seating area.

The property is situated in the sought after Gabriel's Corner, a small development of executive houses within walking distance of Bell Lane school and Ackworth Moor top. Ackworth provides excellent facilities with a number of well-regarded Gastropubs and local amenities, a wealth of good local schools and excellent transport links.

#### 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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#### ENTRANCE HALL

9'10" max x 13'3" [3.01m max x 4.04m]

Yorkshire stone tiled floor, gas central heating radiator, internal French doors leading into the living room and staircase providing access to the first floor. Door to w.c. and separate study.

#### LIVING ROOM

11'3" x 17'2" [3.44m x 5.25m]

UPVC double glazed sliding doors to the rear, timber framed double glazed windows to the front, traditional ceiling coving and two gas central heating radiators. Feature fireplace sat on a marble hearth with a wooden surround and mantelpiece.



#### DOWNSTAIRS W.C.

4'5" x 2'11" [1.35m x 0.9m]

Two piece suite in white comprising low flush w.c. and space saver sink with mixer tap. Yorkshire stone tiled floor and chrome ladder heated towel rail.

#### KITCHEN/DINER

22'1" max x 10'0" [6.75m max x 3.05m]

Gas central heating radiator, breakfast bar, UPVC double glazed sliding glass doors to the rear and timber framed double glazed window to the rear. 1.5 bowl composite sink and a beautiful modern fitted kitchen with white high gloss handle-less soft close doors. Integrated double Smeg oven, integrated wine fridge, integrated dishwasher and space and plumbing for a large American style fridge/freezer. LED ceiling spotlights and tiled splash back. Smeg extractor fan and four ring gas burning Smeg hob. Door leading into utility room.



#### UTILITY ROOM

4'7" x 6'7" [1.41m x 2.01m]

Gas central heating radiator, space and plumbing for a washing machine and dryer. Timber framed window to the front and UPVC double glazed window to the side. Modern spec Worster combi boiler.

#### STUDY

6'7" x 6'2" [2.02m x 1.89m]

Laminate flooring, timber framed window to to the front and gas central heating radiator.



#### FIRST FLOOR LANDING

Access to bedrooms, bathroom/w.c. and window to the front.

#### BEDROOM TWO

10'4" x 9'0" [3.16m x 2.75m]

Traditional timber framed window to the rear, gas central heating radiator and ample space for wardrobes.



#### BATHROOM/W.C.

7'1" x 5'7" [2.17m x 1.71m]

Three piece suite in white comprising full sized bath with shower facilities, ceramic sink with separate taps, low flush w.c., timber framed double glazed window to the rear with frosted glass window panes, chrome ladder heated towel rail and fully tiled walls.



#### BEDROOM FOUR

7'1" x 7'4" [2.18m x 2.24m]

Gas central heating radiator and timber framed double glazed window to the rear.

#### BEDROOM THREE

6'5" x 11'5" [1.97m x 3.5m]

Timber double glazed window to the front and gas central heating radiator.

#### BEDROOM ONE

15'0" x 10'2" [4.59m x 3.11m]

Double glazed timber framed windows to the front, gas central heating radiator, fitted storage cupboard and fitted wardrobes.



#### EN SUITE/W.C.

6'8" x 10'11" [2.04m x 3.35m]

Timber framed double glazed frosted window to the rear, LED ceiling spotlights and fully tiled walls. A modern three piece suite in white comprising composite sink with tap, vanity unit with storage underneath, low flush w.c. and a full sized shower. Chrome ladder heated towel rail.

#### OUTSIDE

To the front, there is a driveway which provides off street parking and a beautifully manicured lawned garden. Double garage which has partially been converted into an office which has power, light and Wi-Fi connection. To the rear, there is a generously sized family friendly garden which is laid predominantly to lawn with a beautiful pond. Raised planted borders and an outdoor bar.



#### COUNCIL TAX BAND

The council tax band for this property is E.

#### 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 six local offices.