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## 18 Doncaster Road, Ackworth, Pontefract, WF7 7DD

### For Sale Freehold £300,000

A fantastic opportunity to purchase this two bedroom semi detached situated in the sought after village of Ackworth boasting occasional loft room, ample off road parking and expansive attractive gardens.

With UPVC double glazing and gas central heating, the property fully comprises of living room, inner hallway with access to the pantry cupboard and spacious kitchen/diner with understairs storage cupboard. To the first floor landing there are two bedrooms and three piece suite house bathroom/w.c. A further staircase leads to the occasional loft room. Outside there is a larger than average lawned front garden with willow tree and slate seating area. A shared tarmac driveway runs down the side providing access to the rear where there is a paved off road parking space in front of a detached double garage with built in work benches. A paved patio with paved pathway running down the side of the garage with steps leading to the expansive lawn with timber summerhouse, paved patio area and shed.

Ackworth is very popular among young couples and families alike due to its proximity to the local primary schools. 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 A1M motorway and M62 motorway.

Offered for sale with no chain, only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

#### IMPORTANT NOTE TO PURCHASERS

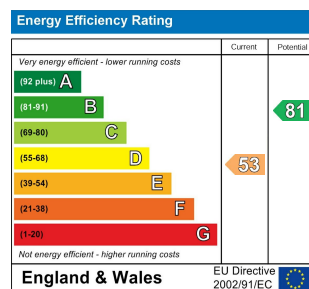
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.

#### 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,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
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.



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## ACCOMMODATION

### LIVING ROOM

12'1" x 16'2" [3.70m x 4.93m]

Composite entrance door, ceiling rose, coving to the ceiling, hard wood floor, UPVC double glazed bow window overlooking the front aspect and log burner style gas fire on a granite hearth with granite matching interior and wooden decorative surround. Fixed shelving and central heating radiator. Door providing access to the inner hallway.

### INNER HALLWAY

Staircase leading to the first floor landing and UPVC double glazed window to the side aspect. Doors to the kitchen/diner and pantry cupboard.

### PANTRY CUPBOARD

Light, fixed shelving to the wall, UPVC double glazed frosted window to the rear aspect and combi condensing boiler.

### KITCHEN/DINER

12'8" x 12'11" [3.88m x 3.95m]

Range of wall and base units with partial solid

wooden and partial laminate work surface over, Belfast sink with mixer tap, Range cooker with seven ring gas hobs inset into the chimney breast with tiled splash back and cooker hood over. Plumbing and drainage for a washing machine, integrated dishwasher, space for a freestanding fridge/freezer, central hating radiator, laminate tiled floor, exposed beams to the ceiling, display cabinets, UPVC double glazed window overlooking the rear aspect and timber stable door providing access to the understairs storage cupboard. Composite door to the rear aspect.

### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom. Door providing access to a further staircase leading to the occasional loft room.

### BEDROOM ONE

12'3" x 16'2" [3.74m x 4.93m]

UPVC double glazed window overlooking the front elevation, range of fitted wardrobes, central heating radiator, hard wood flooring, coving to the ceiling and ceiling rose.

### BEDROOM TWO

9'8" x 8'4" [2.96m x 2.56m]

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BATHROOM/W.C.

9'8" x 7'3" [2.97m x 2.21m]

Three piece suite comprising freestanding roll top bath with claw feet, centralised mixer tap and pull out shower attachment, pedestal wash basin with two taps and low flush w.c. Chrome ladder style radiator, central heating radiator, laminate flooring and UPVC double glazed frosted window overlooking the rear elevation.

### OCCASIONAL LOFT ROOM

16'0" x 18'3" [4.89m x 5.57m]

Timber double glazed velux windows to the rear elevation, small door to the eaves and pitch sloping ceiling.

### OUTSIDE

To the front of the property there is a larger than average lawned front garden with willow tree, slate seating area and paved pathway. There is a tarmacadam shared driveway providing access down the side of the property to the rear where there is a paved patio area, prefect for entertaining and dining purposes with planted border and shared paved parking area with detached double garage with timber double doors and work benches. A paved pathway passes the side of the garage to a timber summer house with timber double doors, power and hard wood floor. Steps lead up to a large lawn with allotment style beds at the back, timber shed and paved patio area, surrounded by timber panelled surround fences and privet hedges.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.