



Connells

Brantwood Wakefield Road  
Ackworth Pontefract





## Property Description

The property is presented to an outstanding standard, beginning with an entrance porch that opens into a spacious lounge, which seamlessly connects to the dining room. The stylish fitted kitchen is complemented by a separate utility room and a convenient guest cloakroom on the ground floor. A large conservatory provides a delightful view of the rear garden. Upstairs, there are three double bedrooms, including a master suite with its own en-suite shower room and dressing area, as well as a family bathroom. Outside, the property sits on a generous plot with a wide block-paved driveway that can accommodate several vehicles and provides access to the garage. The well-maintained front garden features a lush lawn, and secure gates from the driveway offer additional off-road parking. The rear garden is equally impressive, showcasing a beautifully kept area with a patio, a pagoda, and a variety of mature plants and shrubs.

### Entrance Porch

Double glazed patio doors to the front elevation, tiled flooring.

### Lounge ( Reception )

18' 10" (into bay) x 11' 6" ( 5.74m (into bay) x 3.51m )

Hardwood leaded glazed panel entrance door, double glazed bay window to the front elevation, gas fire with feature surround, oak flooring, two central heating radiators, stairs to first floor accommodation, partial oak glazed door to dining room.

### Dining Room

11' 11" x 11' 10" ( 3.63m x 3.61m )

Double glazed window to the side elevation, double glazed doors to the conservatory, hardwood flooring, oak doors to utility room & storage pantry.

### Utility Room

Range of wall and base units, plumbing for washing machine, space for domestic appliances, tiled floor, double glazed sky light window, oak fire door to integral garage.

### Conservatory

18' 5" x 12' 1" ( 5.61m x 3.68m )

Double glazed windows & doors, feature bar area, central heating radiator, Pilkington self clean double glazed roof .

### Kitchen

11' 10" x 6' 4" ( 3.61m x 1.93m )

A fitted kitchen to comprise a range of shaker style wall and base units with composite worktops & sink, Rangemaster cooker and extractor fan, plumbing for dishwasher, tiling to splashback, tiled floor, double glazed window to the rear.

### Cloakroom

Suite to comprise wash hand basin in vanity unit, low level w.c., tiled walls, double glazed window to side.



## First Floor

### Landing

Loft access (boarded loft ), boarded storage space, double glazed window to the side elevation, original pine doors & balustrades.

### Master Bedroom

11' 11" x 9' 9" ( 3.63m x 2.97m )

Double glazed window to the front elevation, central heating radiator, door to en-suite & dressing area.

### Dressing Area

Fitted wardrobes.

### En-Suite

11' 11" x 4' 6" ( 3.63m x 1.37m )

Suite comprising double shower unit, wash hand basin in vanity unit, low level w.c., tiling to walls, extractor fan, heated chrome towel rail, double glazed window to the rear.

### Bedroom Two

11' 9" x 11' 6" ( 3.58m x 3.51m )

Double glazed window to the rear elevation, central heating radiator.

### Bedroom Three

11' 9" x 11' 11" ( 3.58m x 3.63m )

Double glazed window to the front elevation, central heating radiator.

## Family Bathroom

Suite to comprise paneled bath with mixer tap & shower attachment, wash hand basin, low level w.c., tiled walls, laminate flooring, heated towel rail, extractor fan, double glazed window to the rear.

### Outside

The property boasts an expansive frontage featuring a block-paved driveway that accommodates multiple vehicles and provides access to the integral garage. The front garden is well-kept with a lush lawn, and there are gates off the driveway that lead to additional secure off-road parking. At the rear, you'll find a beautifully landscaped garden, complete with a charming patio area under a pagoda, surrounded by mature plants and shrubs, garden sheds.

### Garage

14' 8" x 12' 3" ( 4.47m x 3.73m )

Electric roller shutter door, lighting and power.

### Agents Note's

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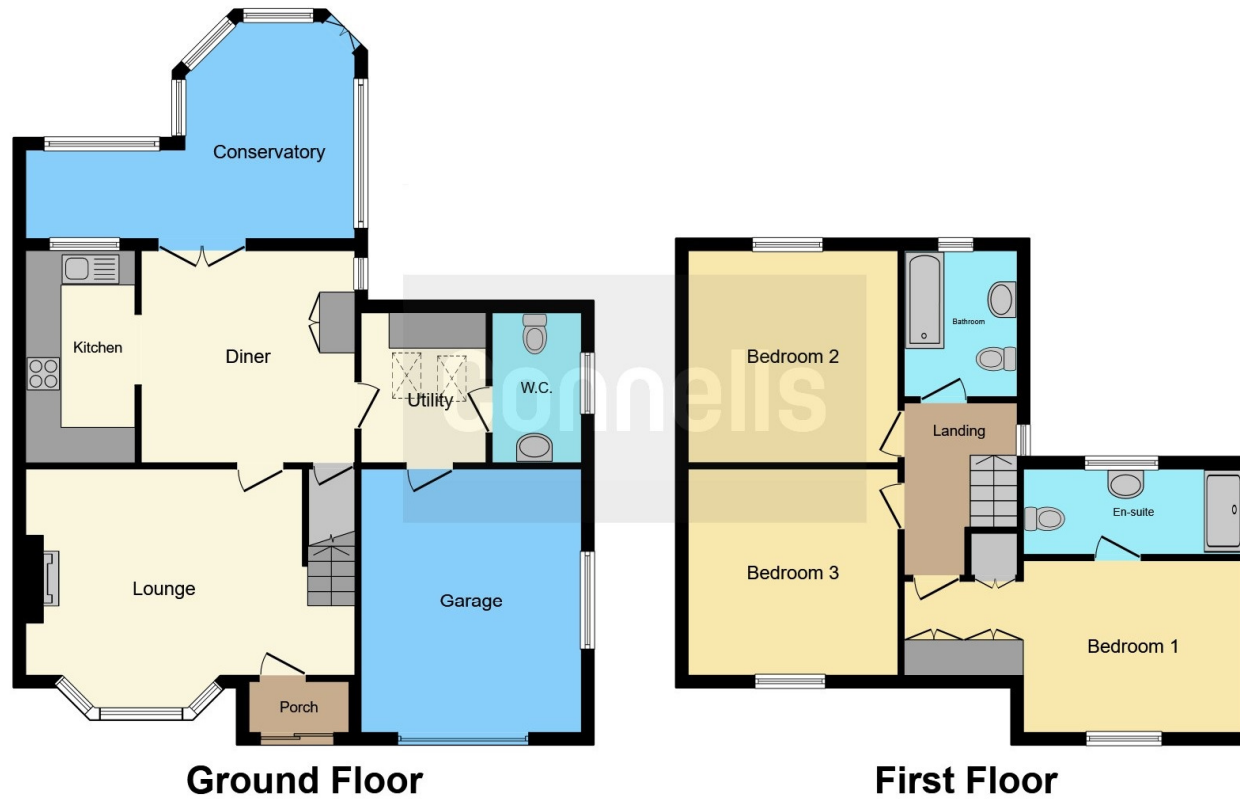












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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