



Denton Gardens, Ackworth Pontefract WF7 7PA



Welcome to

Denton Gardens, Ackworth Pontefract

GUIDE PRICE £350,000 - £360,000 An immaculately presented FOUR bedroom DETACHED property. Situated on a cul-de-sac in the desirable location of Ackworth's village. On the fringes of Pontefract's busy market town. Ackworth offers village living bursting with amenities.



Summary

A charming four bedroom detached property sitting in a prime position in a quiet cul-de-sac in the sought after village of Ackworth. This property offers so much for the modern family, including a downstairs bedroom with its own WC for an older teenager wanting independence. The ground floor offers a large through lounge and modern kitchen with a range cooker and wine cooler, the kitchen leads to a separate dining room. On the second floor there are 3 double bedrooms and the family bathroom with separate WC. This property is well maintained and immaculately presented. Externally there is a front and rear mature garden giving ample space and ideal for summer entertaining or relaxing. Viewing is essential to appreciate all this property has to offer.

Entrance Hall

With front entrance hall, stairs to the first floor, door to the lounge and a door to the dining room.

Lounge

21' 11" x 11' (6.68m x 3.35m)

With French doors to the garden, vented heated and a UPVC double glazed window to the front aspect.

Dining Room

12' 4" x 8' 4" (3.76m x 2.54m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Kitchen

11' 8" x 9' 1" (3.56m x 2.77m)

a fitted kitchen consisting of wall and base units with work surfaces over, gas range cooker, stainless steel sink, wine rack, integrated fridge freezer, dishwasher, extractor fan, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Bedroom One

12' 8" x 11' 2" (3.86m x 3.40m)

With a UPVC double glazed window to the front aspect, built in wardrobes and a gas central heating radiator.

Bedroom Two

8' 8" x 12' 7" (2.64m x 3.84m)

With a UPVC double glazed window to the front aspect, built in wardrobe and a gas central heating radiator.

Bedroom Three

12' 6" max x 9' 1" (3.81m max x 2.77m)

With a UPVC double glazed window to the rear aspect, built in wardrobes and a gas central heating radiator.

Bedroom Four

17' 4" x 8' (5.28m x 2.44m)

Converted from a garage, with a UPVC double glazed window to the front aspect and a WC.

Bathroom

A suite consisting of a roll to bath, tiled walls, double vanity sink unit, towel rail and a UPVC window to the rear aspect.

Wc

Separate WC.

Front Garden

With a low brick wall surround, driveway to the side, flower bed around, lawned and a path to the rear.

Rear Garden

Patio, laid to lawn and fencing surround.



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- *** GUIDE PRICE £350,000 - £360,000***
- Large Detached Family Home
- Four Double Bedrooms
- Driveway For Off Street Parking
- Quiet Cul-De-Sac

Tenure: Freehold EPC Rating: C

guide price

£350,000 - £360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON117312 - 0008

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