



**Robins Nest Wakefield Road, Ackworth Pontefract WF7 7BD**



**welcome to**

**Robins Nest Wakefield Road, Ackworth Pontefract**

Three bedroom detached self build true bungalow located in the desirable village of Ackworth. Well presented throughout, beautiful gardens, driveway and garage. A viewing is highly recommended to appreciate what the property has to offer.



## Summary

Introducing a charming three bedroom detached true self-build bungalow in the desirable village of Ackworth. This beautifully designed home features a spacious kitchen/diner perfect for family meals and entertaining with access to a utility room, a comfortable lounge, three well appointed bedrooms. The property also includes a modern bathroom and a separate shower room for added convenience. The bungalow is set on a generous plot offering fantastic outdoor space for gardening and entertaining. A garage and driveway provide plenty of parking, while additional outbuildings offer versatile storage solutions. Eco-friendly solar panels enhance the home's sustainability and reduce energy costs. With its excellent location, thoughtful layout and abundant amenities, this Ackworth bungalow is an ideal choice for those seeking a blend of comfort, style and practicality.

## Entrance Hall

With a UPVC front entrance hall, laminate flooring and double gas central heating radiator.

## Lounge

14' 8" x 12' 11" ( 4.47m x 3.94m )

With a UPVC double glazed window to the front aspect, two UPVC double glazed windows to the side aspects, fire surround with electric fire and a gas central heating radiator.

## Kitchen/Diner

12' x 12' 8" ( 3.66m x 3.86m )

A fitted kitchen with wall and base units and work surfaces over, electric oven with electric hob, extractor fan, sink and drainer, tiled splash back, laminate flooring, gas central heating radiator and a UPVC double glazed window to the front aspect. Access into the utility room.

## Utility Room

11' 3" x 6' 6" ( 3.43m x 1.98m )

With wall and base units with work surfaces over, a bowl and half sink and drainer, under counter fridge freezer, laminate flooring, door to the side and a

UPVC double glazed window to the side aspect.

## Bedroom One

11' 11" x 13' 1" ( 3.63m x 3.99m )

With a UPVC double glazed window to the rear aspect, laminate flooring and a gas central heating radiator.

## Bedroom Two

12' x 12' 7" ( 3.66m x 3.84m )

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

## Dining Room/ Bedroom Three

14' 9" x 12' 1" ( 4.50m x 3.68m )

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

## Shower Room

Double shower cubicle with rainfall shower, double glazed window to the rear, gas central heating radiator and vinyl flooring,

## Bathroom

A three piece fitted suite consisting of a low level flush WC, wash hand basin, and bath with shower attached. Part tiled walls, gas central heating, extractor fan and a UPVC double glazed window to the rear aspect.

## Exterior

With a wrap around lawned garden, patio seating area, a brick built store room and mature trees.



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## Robins Nest Wakefield Road, Ackworth Pontefract

- Three Bedroom Detached True Bungalow
- Beautiful Gardens
- Garage And Driveway
- Spacious Rooms Throughout
- Village Location

Tenure: Freehold EPC Rating: A

# £360,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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