

Robins Nest Wakefield Road, Ackworth Pontefract WF7 7BD

william h brown

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 offers.













Summary

Introducing a charming three bedroom detached true self-build bungalow in the desirable village of Ackworth. This beautifully designed homes 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 homes sustainability and reduce energy costs. With it's 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" ($3.66m \times 3.84m$) 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" ($4.50m \times 3.68m$) 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.





welcome to

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





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Property Ref:

PON117638 - 0006

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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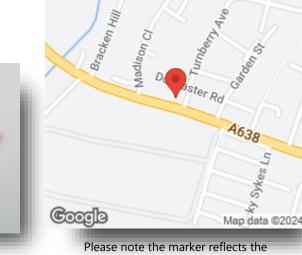
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postcode not the actual property