



**Orchard Drive, Ackworth Pontefract WF7 7DS**





**Welcome to**

**Orchard Drive, Ackworth Pontefract**

Three bedroom semi-detached dorma style home offered with NO ONWARD CHAIN suited to a range of buyers with the option of living on the ground floor. Two reception rooms, additional conservatory, ample off street PARKING and a GARAGE ideal for storage. Easy to maintain gardens to the front and rear.



## Summary

Discover the perfect blend of comfort, style, and convenience in this stunning three bedroom semi dorma style home located in the picturesque village of Ackworth. Designed with family living in mind, this home offers a unique combination of spacious interiors and delightful outdoor ample storage, making it the ideal retreat for relaxation and entertainment. The property consists of an entrance hall, two spacious reception rooms which offers versatile living perfect for family gatherings, formal entertaining or simply relaxing, conservatory, a fully fitted kitchen, one bedroom and bathroom downstairs, with two further bedrooms upstairs along with a shower room. Externally the property has a secure garage providing ample off street parking or additional storage, complemented by a private driveway. The property benefits from easy to maintain gardens both to the front and rear. Nestled in the heart of Ackworth, this property benefits from the tranquillity of village life while being within easy reach of local amenities. Enjoy the charm of nearby parks, shops, eateries, doctors' surgery and pharmacy, along with excellent transport links.

## Entrance Porch

Storage cupboard and a fully maintained alarm system.

## Lounge

14' 8" x 10' 11" ( 4.47m x 3.33m )  
Double glazed window to the front and a gas central heating radiator.

## Dining Room

11' 5" x 10' 11" ( 3.48m x 3.33m )  
With French doors to the conservatory and a gas central heating radiator.

## Kitchen

10' 8" x 10' 5" ( 3.25m x 3.17m )  
A fitted kitchen consisting of wall and base units with work surfaces over, sink and half bowl, electric oven, induction hob, integrated fridge freezer, dishwasher and washing machine, gas central heating radiator and a UPVC double glazed door to the side aspect and a UPVC double glazed window to the rear aspect.

## Conservatory

11' 3" x 8' 11" ( 3.43m x 2.72m )  
With French doors to the rear aspect.

## Bedroom One

10' 11" x 10' 9" ( 3.33m x 3.28m )  
With a UPVC double glazed window to the side aspect, fitted wardrobes and a gas central heating radiator.

## Shower Room

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower, tiled walls, spot lights to the ceiling, gas central heating radiator and a UPVC double glazed window to the side aspect.

## Landing

With an under stairs storage cupboard.

## Bedroom Two

10' 9" x 12' 1" ( 3.28m x 3.68m )  
With a UPVC double glazed window to the side aspect, walk in wardrobes, access to the loft and a gas central heating radiator.

## Bedroom Three

9' 4" x 11' ( 2.84m x 3.35m )  
To the second floor with a UPVC double glazed window to the rear aspect and a gas central heating radiator.

## Shower Room

A suite consisting of a low level flush WC, wash hand basin, shower, tiled, velux window and a gas central heating radiator.

## Front Garden

A large driveway and turning point leading to the garage.

## Rear Garden

Easy to maintain garden with shed and fencing surround.



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## Welcome to

### Orchard Drive, Ackworth Pontefract

- \*\*\*GUIDE PRICE £300,000 - £325,000\*\*\*
- Three Bedroom Semi-Detached Dorma Style Home
- NO ONWARD CHAIN
- Two Bathrooms
- Conservatory

Tenure: Freehold EPC Rating: D

guide price

**£300,000 - £325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON116725 - 0007

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