



Meadow Way, Ackworth Pontefract WF7 7EW

Welcome to

Meadow Way, Ackworth Pontefract

GUIDE PRICE £490,000 - £500,000 FOUR bedroom DETACHED property in a sought after location in ACKWORTH. The property comprises of a dining room, study, sun room, large kitchen, four bedrooms, two bathrooms and downstairs WC, DOUBLE GARAGE and roof terrace as well as attractive gardens.



Entrance Porch

With a front entrance door and a UPVC double glazed window to the front aspect.

Entrance Hall

With a front entrance door, a gas central heating radiator and two UPVC double glazed windows to the front and side aspect.

Wc

With a low level flush WC, wash hand basin, tiled flooring and a UPVC double glazed window to the rear aspect.

Study

11' 10" x 13' 8" (3.61m x 4.17m)

With a single glazed window to the front aspect, beams and a gas central heating radiator.

Lounge

13' 8" x 15' 10" (4.17m x 4.83m)

With a UPVC double glazed window to the side, double doors to the side, gas fire and a gas central heating radiator.

Dining Room

15' 8" x 9' 1" (4.78m x 2.77m)

With a UPVC window to the side aspect, coving to the ceiling, double doors to the lounge, access to the sun room and a gas central heating radiator.

Kitchen

18' 2" x 21' 3" max (5.54m x 6.48m max)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, built in electric oven, hob, fridge freezer, space for washing machine, under stairs storage cupboard, vinyl flooring, tiled walls, spot lights to the ceiling, gas central heating radiator, sliding door into the hall, two UPVC double glazed window to the rear aspect and a door to the side.

Sun Room

9' 2" x 7' 10" (2.79m x 2.39m)

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

Landing

With access to the loft, airing cupboard and under roof storage.

Bedroom One

13' 10" x 11' 11" (4.22m x 3.63m)

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

Bedroom Two

11' 8" x 11' 1" (3.56m x 3.38m)

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

Bathroom Two

With a low level flush WC, wash hand basin, shower cubicle, tiled flooring, heated towel rail and a UPVC double glazed window to the rear aspect,

Bedroom Three

6' 6" x 9' (1.98m x 2.74m)

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

Bedroom Four

9' 2" x 9' (2.79m x 2.74m)

With patio doors to the roof terrace and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, tiled flooring, fully tiled walls, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

A large double driveway, small lawn and a gate to the side and rear.

Rear Garden

Mainly laid to lawn, mature trees and hedge and fencing surround.

Garage

Attached double garage, with electric and an electric door.

Outdoor Utility Room

With a sink, washing machine, tumble dryer and a door to the rear aspect.

Vendors Comment

The property has recently been fully rewired and the roof has been replaced on the roof terrace off bedroom four.



check out more properties at williamhbrown.co.uk



Welcome to

Meadow Way, Ackworth Pontefract

- ***GUIDE PRICE £490,000 - £500,000***
- Four Bedroom Detached Home
- Two Bathrooms
- Downstairs WC
- Dining Room & Sun Room

Tenure: Freehold EPC Rating: D
Council Tax Band: F

guide price

£490,000 - £500,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:
PON118333 - 0008

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

William H Brown Corp is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**
Incorporating
**Porter
Glenny**



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk