



**Doncaster Road Estate, Ackworth Pontefract WF7 7BY**

***Welcome to***

**Doncaster Road Estate, Ackworth Pontefract**

\*\*\*GUIDE PRICE £290,000 - £300,000\*\*\* Spacious four-bedroom semi-detached home in Ackworth, offered with no onward chain. Features an entrance hall, kitchen, lounge/diner, downstairs bathroom, and a separate WC upstairs. Large driveway, good-sized rear garden with decking, plus a garage for storage.





### **Rear Entrance Porch**

UPVC and brick and tiling flooring.

### **Front Entrance Hall**

With a side entrance door, under stairs storage cupboard and a gas central heating radiator.

### **Lounge/Diner**

27' 3" x 13' max ( 8.31m x 3.96m max )

With a double door to the rear aspect, a UPVC double glazed window to the rear aspect, fire place and two gas central heating radiators.

### **Kitchen**

11' 9" x 8' 10" ( 3.58m x 2.69m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, single oven, space for washing machine, dishwasher, extractor hood, vinyl flooring, gas central heating radiator, door to the rear and a UPVC double glazed window to the side aspect.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, extractor fan, fully tiled floors and walls, gas central heating radiator and a PVC double glazed window to the side aspect.

### **Landing**

With a UPVC double glazed window to the front aspect and access to the loft.

### **Bedroom One**

15' x 9' 9" ( 4.57m x 2.97m )

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

### **Bedroom Two**

12' 3" x 10' 11" ( 3.73m x 3.33m )

With two UPVC double glazed windows to the side and rear aspect, built in storage and a gas central heating radiator.

### **Bedroom Three**

11' 11" x 9' 10" ( 3.63m x 3.00m )

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

### **Bedroom Four**

8' 8" x 7' 11" ( 2.64m x 2.41m )

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

### **Wc**

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

### **Front Garden**

With a driveway and lawn area.

### **Rear Garden**

A large lawned garden, decked area with canopy, mature trees, raised flower beds and a timber fence surround.

### **Garage**

A brick and block garage with an up and over door and electric.



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**Doncaster Road Estate, Ackworth  
Pontefract**

- \*\*\*GUIDE PRICE £290,000 - £300,000\*\*\*
- Four Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Driveway & Garage
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

guide price

**£290,000 - £300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON118695 - 0002

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