



Ackworth Road, Pontefract WF8 4LH

welcome to

Ackworth Road, Pontefract

NO ONWARD CHAIN!! The property comprises of an entrance hall, lounge, dining room, kitchen with pantry, conservatory, four bedrooms, bathroom, separate toilet, front garden with drive, rear garden and garage.



Entrance Hall

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

Lounge

15' 7" x 11' 10" (4.75m x 3.61m)

With a UPVC double glazed bay window to the front aspect, gas fire with surround, coving and a gas central heating radiator.

Dining Room

13' 10" x 11' 10" (4.22m x 3.61m)

Opens into conservatory, gas fire and a gas central heating radiator.

Kitchen

14' 8" x 6' 11" (4.47m x 2.11m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated electric oven, gas hob, space for washing machine, fridge freezer, composite sink and drainer, extractor hood, boiler cupboard, tiled flooring, fully tiled walls, door to the side and two UPVC double glazed windows to the side and rear aspects.

Conservatory

11' 2" x 12' 3" (3.40m x 3.73m)

Brick and UPVC built, sliding door to the rear and vinyl flooring.

Landing

With a window to the side aspect and door to the stairs to the attic space.

Bedroom One

13' 4" x 11' 10" (4.06m x 3.61m)

With a UPVC double glazed bay window to the front aspect, built in cupboard and a gas central heating radiator.

Bedroom Two

13' 11" x 10' 7" (4.24m x 3.23m)

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

radiator.

Bedroom Three

7' x 9' 1" (2.13m x 2.77m)

With a UPVC double glazed window to the front aspect, bulk head storage cupboard and a gas central heating radiator.

Bathroom

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

Separate Wc

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

Front Garden

A block paved driveway to the front and side, paving and hedge boarder.

Rear Garden

A lawned garden, mature shrubs and fruit trees, paved area, two wood sheds and raised paved area.

Garage

19' 8" x 9' 3" (5.99m x 2.82m)

Pre fab concrete garage, concrete flooring and electrics.



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welcome to

Ackworth Road, Pontefract

- Four Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Conservatory
- Driveway & Garage
- Sought After Area

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

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118977 - 0004

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