



Wenthill Close, Ackworth, WF7 7LP

welcome to

Wenthill Close

3 bedroom detached bungalow in the sought after area of High Ackworth, occupying an excellent head of cul de sac location. Close to local amenities and local schools, in a generous size plot and having lounge, separate dining room and kitchen, 3 good size bedrooms. Viewing highly recommended.



Entrance Hall

With a double glazed front door. With built in storage cupboard, central heating radiator and wall lights. Giving access through to the lounge...

Lounge

22' 5" x 11' 11" (6.83m x 3.63m)

Having 2 double glazed windows, one to the front looking out over the front garden, one to the side of the property looking out over the driveway. Having 2 central heating radiators, both TV and telephone point with ceiling coving and wall lights.

Dining Room

13' 11" Max x 12' 2" Max (4.24m Max x 3.71m Max)

With double glazed patio doors giving access to the rear garden and views over fields beyond. With central heating radiator, pantry for additional storage and is open through to the kitchen.

Kitchen

10' 4" x 9' 7" (3.15m x 2.92m)

Fully fitted kitchen with both high and low level kitchen units, having laminate work surfaces with a single bowl stainless steel sink and drainer. Intergral appliances having a electric oven, gas hob and extracting cooker hood and a built in fridge freezer. With plumbing for an automatic washing machine. Having a double glazed door giving access from the driveway and garage, double glazed window that looks out over the rear gardens and fields beyond.

Bedroom 1

14' 2" x 10' 11" (4.32m x 3.33m)

With a double glazed window to the front looking out over the front garden and views beyond. With central heating radiator and ceiling coving.

Bedroom 2

11' 11" x 10' 11" (3.63m x 3.33m)

With double glazed window to the side, fitted wardrobes, central heating radiator and ceiling coving.

Bedroom 3

11' 5" x 7' 5" (3.48m x 2.26m)

With double glazed window to the side, central heating radiator and ceiling coving.

Main House Bathroom

Generous sized bathroom with 5 piece bathroom suite. Having bath with mixer taps, sperate shower cubicle, wash hand basin and vanity unit, WC and beday. The bathroom is fully tiled and has a central heating radiator.

Outside

Externally to the front there is drop kerb gated access leading to the driveway and parking for several cars. Front garden is block paved giving access to the front door and giving access down the sides of the house. Primarily laid to lawn with a walled boundary, with mature plants and shrubs. Access down each side of the property leading to the rear garden. Single garage with power and lighting, with up and over door and access through to the garden. Rear garden has additional brick built out house, raised flower beds with mature plants and is primarily block paved for low maintenance. The property has outstanding views to the front and rear, at the rear there is open fields and to the front you can see views which overlook as far as Nostel Priory. Access is also from the patio doors off the dining room.



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welcome to Wenthill Close

- 3 bedroom detached bungalow
- Potential to extend and build (subject to necessary planning consents)
- Sought after location
- Close to local amenities
- private gardens, driveway and garage

Tenure: Freehold EPC Rating: Awaited

£280,000



directions to this property:

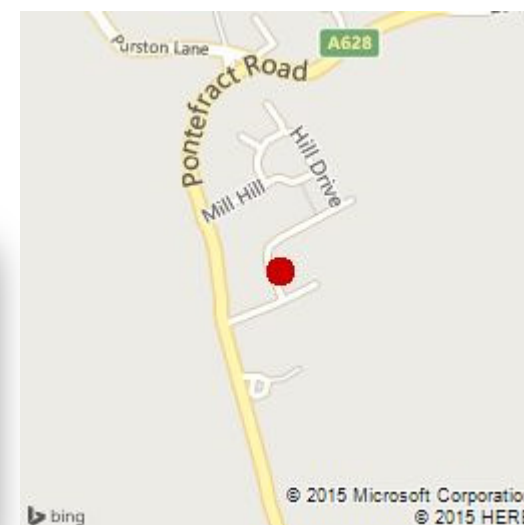
Leaving Pontefract town centre on the A639 and turning right on to the A628 Ackworth Road. Following Ackworth Road up past Ackworth water tower and in to Ackworth, bearing right and past the Brown Cow public house. Following the road through the village and turn left on to Wenthill close. Once in Wenthill Close number 19 can be found at the head of the cul de sac at the top of the cul de sac and can be identified by a William H Brown for sale board.

£1000 Buyer Incentive*

available on this property

>> ask for a factsheet

*subject to terms and conditions



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON108830 - 0005

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william h brown



01977 791406



pontefract@sequencehome.co.uk



18 Ropergate, PONTEFRAC, West Yorkshire,
WF8 1LP



williamhbrown.co.uk