

Ackworth Road, Pontefract



O.I.R.O £600,000



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For sale for only the second time since it was built in the mid 60's, this detached true bungalow has been a loving family home since the 1970's and is now offered for sale. Our clients will be sad to leave this lovely home which stands within extensive grounds, believed to be approaching half an acre,. Well tended gardens give a high degree of privacy. Sure to appeal to the most discerning of buyers, the property stands within this sought after location within walking distance of the Town centre. Interest is sure to be high and we would recommend arranging a viewing without delay.



- Substantial detached true bungalow on an extensive garden plot within this sought after location
- Reception Hall, large living room, dining room
- Breakfast kitchen with modern units and fitted oven, hob, dishwasher and fridge
- Utility Room, Cloakroom
- Master bedroom with fitted robes, Guest suite with en-suite shower, third double with fitted robes
- House bathroom.
- Extensive, mature gardens. Detached two storey double garage. Former garage / workshop / hobby room
- Council Tax Band F
- EPC Grade D
- VIEWING STRICTLY BY APPOINTMENT

Call **01777 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Storm Porch

12'5" x 2'8" (3.79 x 0.83)

A good space for removing coats and shoes with French windows into, wide windows, tiled floor and inner door to the main

Reception Hall

16'7" x 5'10" in the outer area (5.06 x 1.80 in the outer area)

An intriguing and welcoming reception area which works its way around a central column which houses two useful storage cupboards and with a feature exposed brick wall, central heating radiator and coved ceiling. The hall gives access to all rooms of the bungalow.

Lounge

15'10" x 14'9" (4.84 x 4.52)

A beautifully bright and airy living room with its wide, front facing, picture window and two further side facing windows which frame the Portugese marble fire surround with fitted electric fire. Four wall light points, central heating radiator and coved ceiling.

Dining Room

11'10" x 9'7" (3.62 x 2.94)

Situated to the side of the property and having wide patio doors which lead to a pergola covered sitting area. This formal dining space is great for entertaining and has the added attraction of being able to relax after a meal on the patio, enjoying a glass of wine. Delft rack, coved ceiling and central heating radiator.

Breakfast Kitchen

13'10" x 11'9" (4.23 x 3.6)

Having enough space for a table and chairs, and well fitted with modern units which include base cupboards and drawers with laminate work surfaces over, inset single drainer 1.5 bowl sink with mixer taps over, wall cupboards, 4 ring gas hob and double oven. Tiled splashbacks, integrated dishwasher and fridge, panelled ceiling, breakfast bar, central heating radiator and wide side facing window.

Utility Room

4'11" x 4'9" (1.50 x 1.47)

A useful laundry area with sink, work surface, base cupboard and plumbing for an automatic washing machine, Wall mounted gas fired central heating boiler and side facing window.

Cloakroom

4'10" x 3'8" (1.48 x 1.14)

Useful facility located beside the utility room and close to the rear door so great when gardening. Low level flush WC, vanity wash hand basin, Part tiled surround, tiled floor, window to the side.

Bedroom 1

10'4" x 13'10" (3.16 x 4.24)

A good size rear facing double bedroom with a range of quality fitted wardrobes which offer hanging, drawers and storage boxes to one wall, wide window for ample natural light, central heating radiator and coved ceiling.

Guest Suite / Bedroom 2

10'1" x 10'0" (3.08 x 3.06)

An ideal space for visiting family, this second double bedroom is again rear facing and has coved ceiling, central heating radiator and access off to an

En-Suite Shower Room

5'0" x 4'11" (1.54 x 1.52)

Having a quadrant shower cubicle with sliding glazed screen doors and fitted electric shower, low level flush WC and wash hand basin. Tiled walls, towel warmer and window to the rear.

Bedroom 3

14'8" x 10'0" (4.49 x 3.07)

Currently used as a study and hobby room, this large double bedroom has a wide front facing window for ample natural light and, again, has a range of quality fitted robes matching those in the first bedroom, central heating radiator and coved ceiling.

Bathroom

9'10" x 5'4" (3.0 x 1.63)

With three piece suite of panelled bath with mixer head shower taps, low level flush WC and wash hand basin. Heated towel warmer and opaque rear facing window.

Former Garage / Workshop / Hobby Room

21'5" x 11'0" (6.53 x 3.36)

Large space for a variety of uses and could easily provide further living space if required. This former garage has doors and windows to each end.

Garage

20'2" x 19'5" (6.15 x 5.93)

A two storey double garage which could easily convert to an annexe if required (subject to planning). The garage has an electric up and over door, power, light, water and independent alarm together with loft ladder access to the first floor.

External

The property enjoys a high degree of privacy within extensive grounds which wrap around the bungalow with mature and well manicured gardens. To the front is a wide area of lawn bounded by shrub and flower beds with a substantial hedge screen giving privacy. To the side is a further garden area which bounds the original drive access to the former garage and, again, has a wealth of mature plants and lawn. To the left side is a footway with rockery leading to the rear where there is a wide space well stocked with shrubs and plants and a lovely, secluded, patio for those chill out evenings in privacy. To the far side of the property is a produce area, well stocked with veg plants, garden shed and greenhouse, a further lawn which leads down to the driveway. The drive comes off Carleton Gate and offers parking space and leads to a detached double garage which is two storey and has power, light and water, an independent alarm system and loft ladder access to the first floor. This could easily convert to a separate annexe if required (subject to planning).



Floor Plan

GROUND FLOOR
1585 sq.ft. (147.2 sq.m.) approx.



TOTAL FLOOR AREA - 1585 sq.ft. (147.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with MapInfo 2024



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales EU Directive 2002/91/EC

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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