

## Ashworth Road, Pontefract



**Best Offers Over £320,000**



4



3



2



null

Situated on Ashworth Road in the charming village of Pontefract, this delightful detached house offers a perfect blend of comfort and style. With four spacious bedrooms, each equipped with fitted wardrobes, this home is ideal for families seeking both space and practicality.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The large fitted kitchen is a culinary enthusiast's dream, complete with a built-in microwave and oven, ensuring that meal preparation is both convenient and enjoyable.

For added convenience, the ground floor features a downstairs toilet, while the main bathroom is a luxurious retreat, featuring a soothing jacuzzi bath—perfect for unwinding after a long day.

The double conservatory is a standout feature, allowing natural light to flood the living spaces and offering a serene view of the rear garden. This outdoor area is beautifully landscaped with shrubs and includes a shed for additional storage, making it a lovely spot for gardening or simply enjoying the fresh air. To add to the benefits, the property has a large tandem double garage attached to the side with internal door from the conservatory for convenience.

This property is not just a house; it is a home that promises comfort, style, and a welcoming atmosphere. With its excellent location and thoughtful design, it is an opportunity not to be missed.



- Price Guide £320,000 - £330,000
- Two sitting rooms. Double Conservatory
- Large open plan kitchen/breakfast room with modern appliances
- Four Bedrooms with en-suite to the master
- Jacuzzi Bath suite to family bathroom
- Enclosed rear garden
- Close to transport links
- Freehold
- Council Tax Band D
- EPC Rating to follow

Call **01977 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

#### Reception Hall

6'0" x 8'10" (1.85 x 2.71)

The reception hall has a telephone point and single radiator Doors leading to the kitchen and the sitting room.

#### Cloakroom

5'5" x 2'11" (1.66 x 0.91)

The useful downstairs toilet contains a low flush wc, wash hand basin and half tiled surround.

#### Sitting Room

7'1" x 8'11" (2.18 x 2.72)

The sitting room situated to the front of the property leading from the entrance hall and useful office for those working from home. Light and airy feel with a coved ceiling and laminate flooring.

#### Lounge

16'6" x 10'1" (5.04 x 3.09)

With French doors leading to the dining room and a sliding patio doors to the conservatory, there is a telephone point and coved ceiling with two radiators and gas fire with fireplace.

#### Kitchen

16'6" x 10'1" (5.04 x 3.09)

The modern kitchen has great range of fitted units including base cupboards and drawers with laminate work surfaces and breakfast bar over, further larder units and fitted wall cupboards. there are integrated microwave and fitted electric oven together with a large 5 ring gas hob with a chimney hood over . The sink has a double drainer and mixer tap with workspace and tiled surround. The window looks out on to the front of the property.

#### Double Conservatory

22'4" x 10'4" (6.81 x 3.15)

The double conservatory runs across the rear of the property and is an ideal room with views from the French doors leading out into the garden. There are two radiators making this room perfect for use in the summer and winter.

#### Landing

With the heating boiler housed in a cupboard.

#### Bedroom 1

The calm and restful first bedroom has fitted 3 door wardrobe wardrobes for all your clothes storage. The window to facing out on to the front of the property lets in lots of sunlight. There is a single radiator. Access off to the

#### En-Suite Shower

With a corner shower cubicle with glazed screen doors, wash hand basin and low level WC. Tiled surrounds and front facing opaque window together with a central heating radiator.

#### Bedroom 2

8'8" x 11'0" (2.66 x 3.36)

The second bedroom has a 2 door fitted wardrobe and a single radiator with the window overlooking the rear of the property.

#### Bedroom 3

8'2" x 8'3" (2.51 x 2.53)

The fourth bedroom to this property has again a two door fitted wardrobe and single radiator with the window looking out to the rear of the property.

#### Bedroom 4

8'9" x 6'11" (2.67 x 2.13)

Bedroom 3 is a lovely size perfect for guests with a single radiator and window to the front.

#### Family Bathroom

8'2" x 4'11" (2.51 x 1.52)

The family bathroom is full of luxury with a jacuzzi panelled bath and over mixer shower. With a low flush toilet and wash hand basin. With natural coloured tiled surround and a UPVC frosted window.

#### Front Garden

The front of the property has great kerb appeal and a low maintenance garden with, planted shrubs and gravel features.

#### Rear Garden

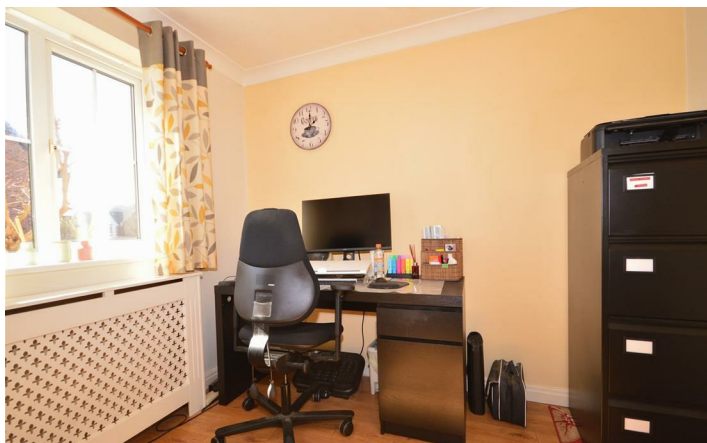
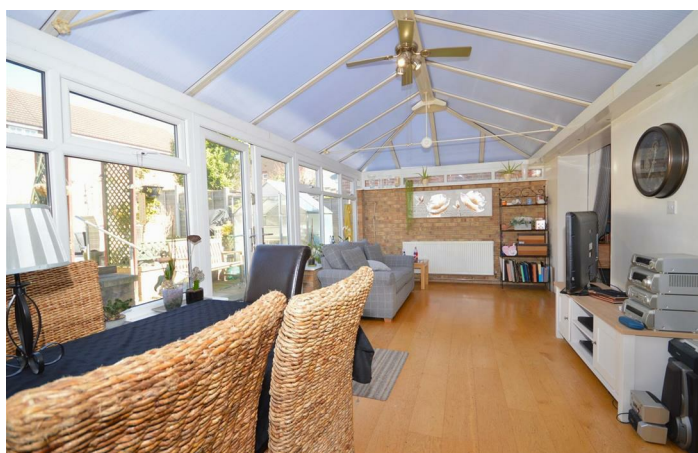
The rear garden has a lawned area with an archway through to steps leading down to a patio with flower and shrub beds. There is a shed useful for garden storage.

#### Tandem Double Garage

32' x 8'7" (9.75m x 2.62m)

Great space for vehicles or storage and having the added advantages of power and light and internal door leading from the conservatory.








## Floor Plan



TOTAL FLOOR AREA: 1724 sq.ft. (160.2 sq.m.) approx.  
Whilst 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 misstatement. 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 as to their operability or efficiency can be given.  
Made with Mapbox ©2025



### Energy Efficiency Rating


|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Call 01977 285 111 to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD.  **CASTLE DWELLINGS**