



CROWN

ESTATE AGENTS

Ackworth Road, Pontefract



Offers In Excess Of £300,000  4  2  3  68

This detached property WITH NO ONWARD CHAIN is ideal for families seeking a peaceful residential area while still being close to local amenities and transport links as well as been in the catchment for sought after schools. The surrounding neighbourhood is known for its friendly community atmosphere, making it a wonderful place to call home. With its attractive layout and ample living space, this house on Ackworth Road is a fantastic opportunity for families or individuals looking to settle in a welcoming environment. Don't miss the chance to make this lovely property your own.



- NO ONWARD CHAIN
- Fully Fitted Kitchen
- Spacious Lounge and Dining Room
- Separate Utility Room
- Downstairs Study Room
- Three Good Sized Bedrooms
- En-suite Bathroom
- EPC Grade D
- Council Tax Band D

Call **01977 285 111** to view this property or visit 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**

Ground Floor

Utility Room

5'2" x 5'4" (1.60 x 1.63)

With entrance into the property through a UPVC door, the utility room has a single sink with drainer and plumbing for a washing machine. This utility room also has under counter and wall mounted cupboards.

Dining Room

15'3" x 12'0" (4.65 x 3.68)

A good sized standalone room perfect for entertaining guests. Fitted with wooden flooring, a central heating radiator and a window overlooking the rear of the property.

Lounge

20'2" x 12'3" (6.16 x 3.74)

A spacious room fitted with a gas fire, tiled surround, marble half and wooden mantle, a central heating radiator and a bay window overlooking the front of the property.

Study/Bedroom Four

7'11" x 8'7" (2.42 x 2.63)

A good sized room, ideal for an at home office with a window overlooking the front of the property and a central heating radiator.

Downstairs WC

A good sized cloak room with additional cupboard storage space, WC, wash hand basin.

Kitchen

8'1" x 15'4" (2.47 x 4.68)

A fully fitted kitchen with under counter cupboards, a double sink with drainer and a freestanding range cooker with two electric oven and 6 ring gas hob, integrated dishwasher and large storage cupboard. The kitchen is also fitted with a silver chimney style extractor hood and tiled splashback and a window overlooking the rear and the side of the property.

First Floor

Bedroom One

8'11" x 15'0" (2.73 x 4.58)

A spacious double bedroom with a window overlooking the rear of the property, a central heating radiator and access to the en-suite shower room.

En-suite Shower Room

6'0" x 7'3" (1.84 x 2.22)

Fitted with a low flush WC, a wash hand basin, a shower cubicle and plenty of storage space. and frosted window overlooking the side of the property.

Bedroom Two

11'0" x 9'0" (3.37 x 2.75)

A good sized double bedroom with a central heating radiator and a window over looking the front of the property.

Bedroom Three

6'0" x 12'3" (1.85 x 3.74)

A good sized room overlooking the rear of the property with a central heating radiator.

Family Bathroom

6'0" x 8'3" (1.83 x 2.54)

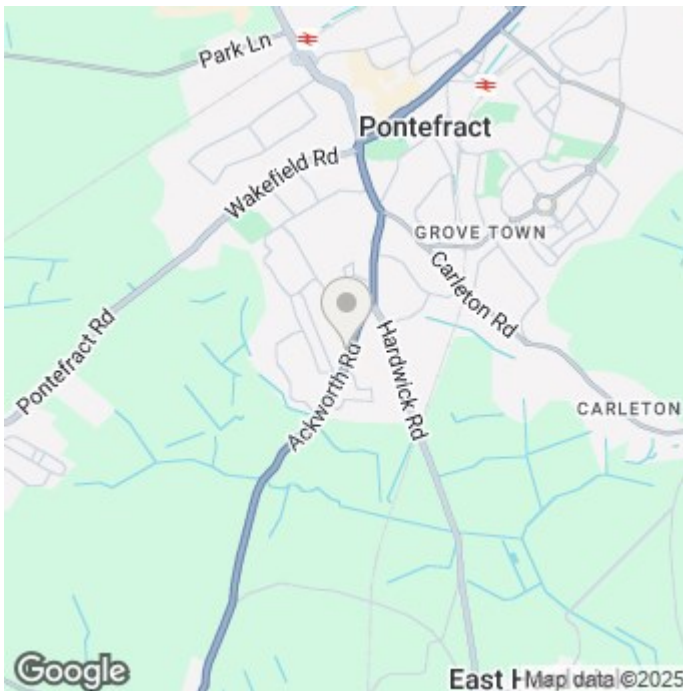
Fitted with a low flush WC, a wash hand basin, panelled bath with shower over and a tiled surround.

External


The rear of the property comprises of a block paved driveway allowing for off street parking and a small lawn area. To the front of the property there is a fenced in private garden with a large turfed area perfect for entertaining. To the side of the property is a good sized integral shed ideal for storing garden equipment etc.



Floor Plan



Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	76
England & Wales	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.

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