



HODSONS



ASKING PRICE

**£850,000**

**Pontefract Road**

Ackworth, WF7 7EF

## PROPERTY SUMMARY

Sit in 1.2 acres. Hodsons Estate Agents are delighted to be able to offer to the market this stunning self build home would be ideal for those with equestrian interests having a paddock, turn out area and quality stable block. Built by the current owners to their exacting standards. The superbly appointed accommodation is accessed through a superb full height entranceway. utility room, downstairs wc, superb quality kitchen with integrated appliances, pocket doors open fully onto a large lounge, both rooms enjoy far reaching views to the rear. Also located on the ground floor there is a further very large reception room currently used as a dining room. The galleried first floor landing has doors leading to four well proportioned bedrooms and the house bathroom. Two of the four bedrooms boast en-suite facilities. Landscaped formal gardens wrap around the property with driveway parking and a single garage. A further heated store / tack room adjoins the garage. The property is heated with a full underfloor heating system powered by a ground source heat pump.

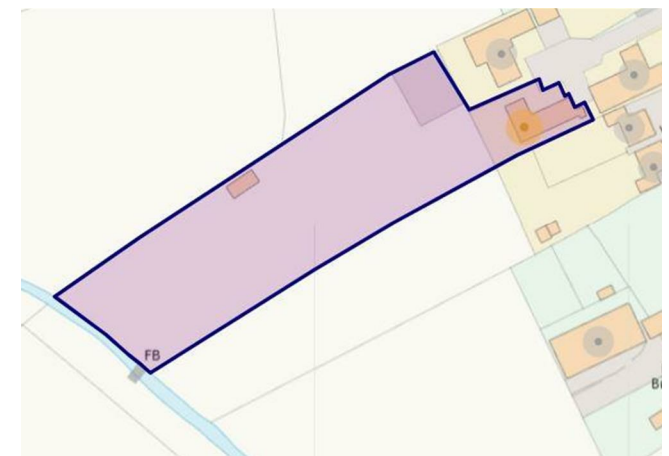
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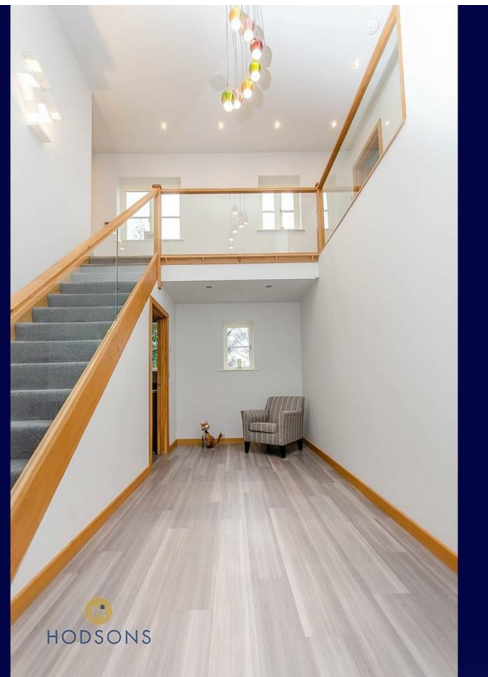
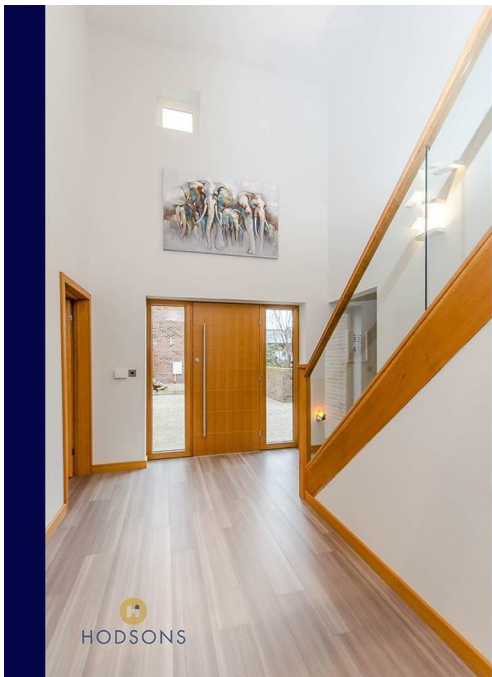


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**OFFICE ADDRESS**

37-39 George Street  
Wakefield  
West Yorkshire  
WF1 1LX

**OFFICE DETAILS**

01924 200544  
wakefield@hodsonsproperty.co.uk  
www.hodsonsproperty.co.uk



**LOCAL AUTHORITY**

Wakefield Metropolitan District council

**TENURE**

Freehold

**COUNCIL TAX BAND**

G

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(82 plus) <b>A</b>			
(81-81) <b>B</b>			
(69-80) <b>C</b>		76	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements