

PLENMELLOR  
115 STATION ROAD  
ACKWORTH  
PONTEFRACT  
WF7 7HA



HODSONS

**We are very pleased to offer to the open market, this highly impressive and fully refurbished in recent years, SIX DOUBLE BEDROOM semi detached house, situated in this sought after, semi rural location.**

This house truly has everything to offer for the large or growing family with accommodation over 3 floors and further scope to adjust the larger than average garage, to produce more useful space.

To the ground floor which has part underfloor heating is the entrance hall, cloaks cupboard, lounge with log burner, fully modern shower room/WC, open plan living dining kitchen with five ring range cooker and built in dishwasher, patio doors to the rear patio. To the first floor, four 1st floor double bedrooms, walk in en suite shower room/WC, fully tiled bathroom with roll edge bath, further stairs to the 2nd floor and landing, two further double bedrooms. There is a large integral garage which also houses the boiler.

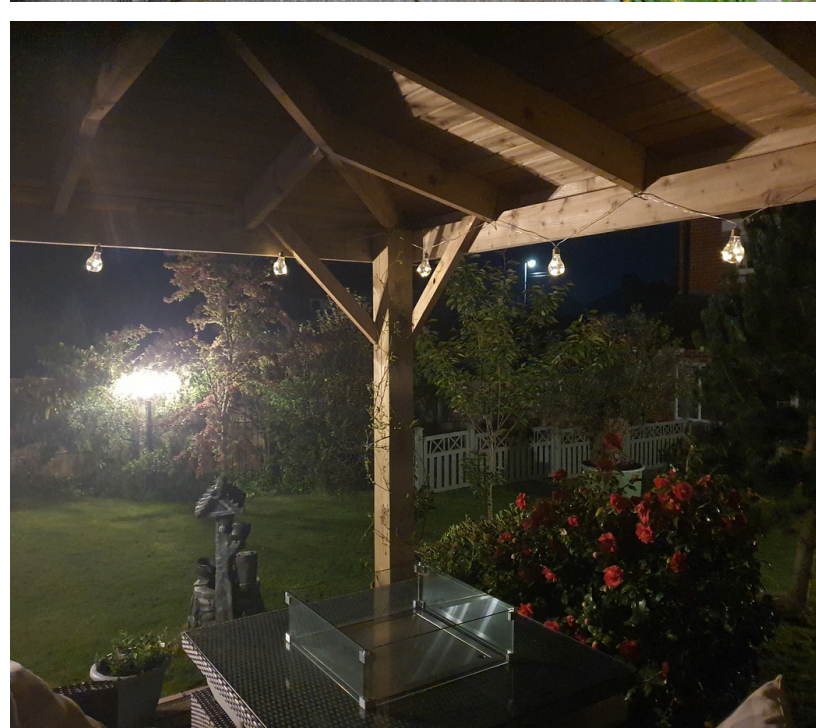
There is ample off street driveway parking behind large gates plus on street parking where available. There is a large rear lawn with two patio areas and raised decking with private Hot-tub location (hot tub not included in the sale). There is also an allotment plot to the rear which contains mature apple, pear and multiple fruit trees, ample for any "home growers" of fruit and/or veg. It goes without saying, but a viewing is highly essential to appreciate the quality of this property and the spacious accommodation on offer.

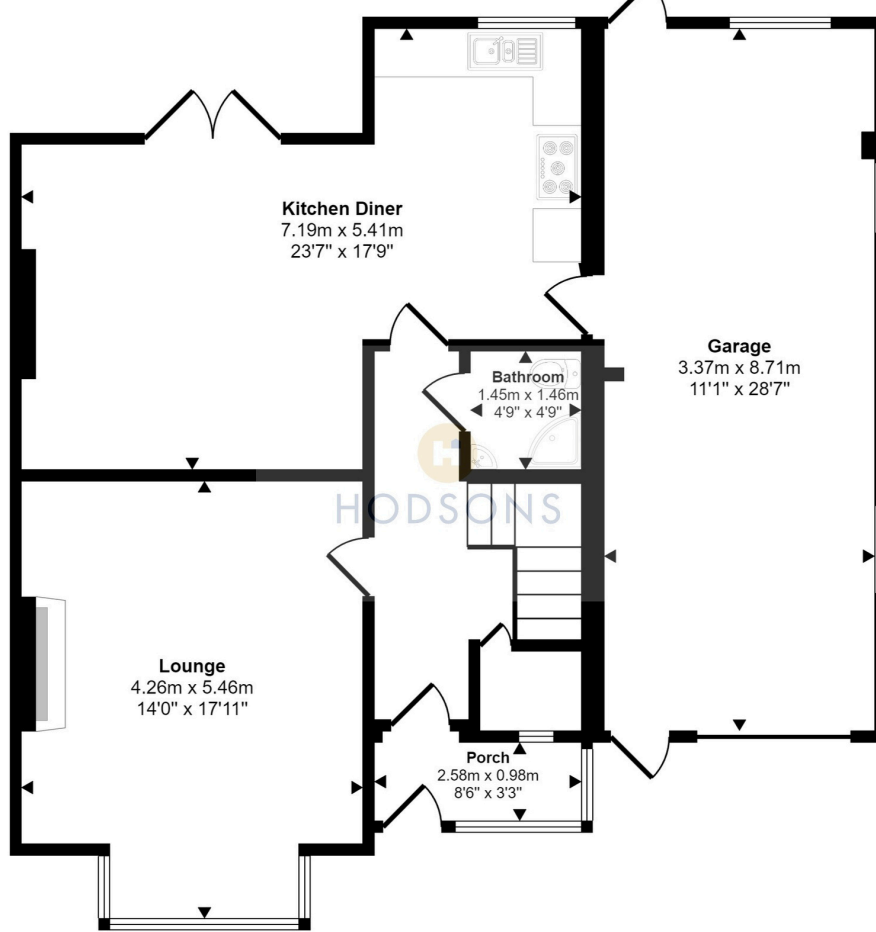








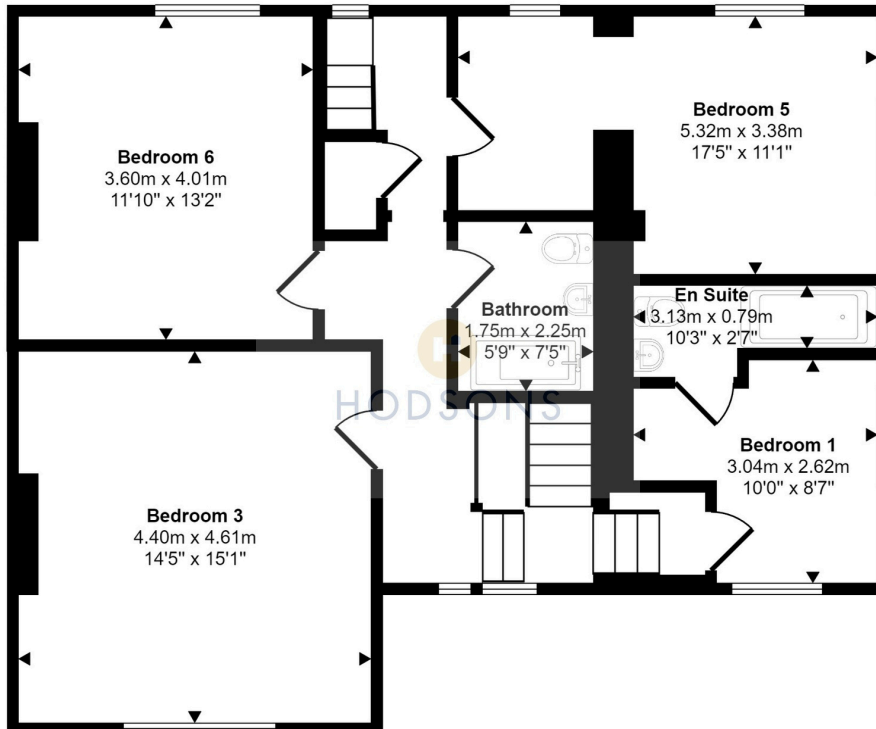




**Ground Floor**

Approx 99 sq m / 1062 sq ft

☐ Denotes head height below 1.5m



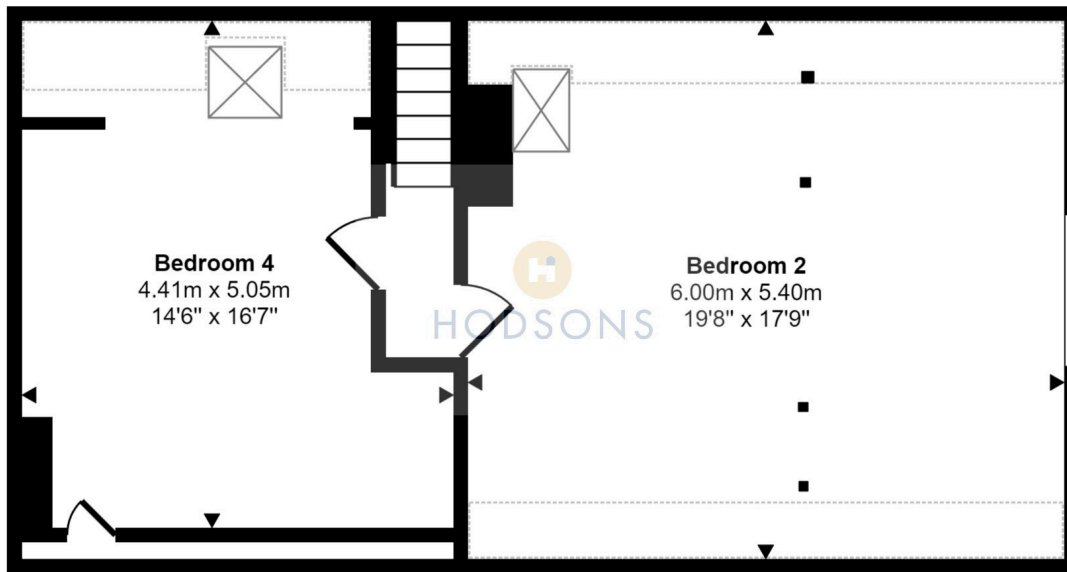
**First Floor**

Approx 84 sq m / 904 sq ft

☐ Denotes head height below 1.5m


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and





## Second Floor

Approx 56 sq m / 608 sq ft

 Denotes head height below 1.5m

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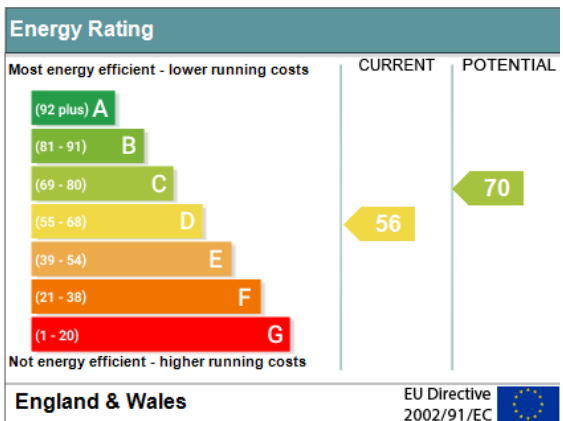
**Viewings - Strictly by appointment only**

**Tenure - This property is Freehold**

**Services - Connected to Mains water and drainage electricity and gas**

**Council Tax - Wakefield Council Band C**

Address: 115 Station Road, Ackworth, PONTEFRACT, WF7 7HA  
 RRN: 3034-0725-4300-0348-7206



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