



103a Ackworth Road
Featherstone, Pontefract, WF7 5ND



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This architect-designed four bedroom detached family home offers generously spacious accommodation, meticulously crafted with exceptional attention to detail. The property features a bright, airy contemporary design and high quality finishes throughout.

With a gas fired central heating system and sealed unit double glazed windows, this large family home is approached via a welcoming central reception hall that leads through into a particularly large living room that has a Juliette balcony to the front. To the rear there is a sizable living/dining/kitchen with bi-folding doors leading out to the rear garden. The kitchen enjoys a separate pantry as well as a utility room. At the rear a boot room leads through into an office providing the all important work from home space. A downstairs w.c. completes the ground floor accommodation. Whilst to the first floor the principal bedroom suite has a good sized dressing room off to the side, as well as an en suite shower room. The three further well proportioned bedrooms are served by a particularly well appointed family bathroom. Outside, the property has a broad parking/turning area with automated gates to the front with detached garage, as well as a artificial lawned garden passing the side of the house. To the rear there is a thoughtfully designed garden with lawned area, as well as paved areas, ideal for outside entertainment. In addition there is a timber summerhouse with hot tub

The property occupies a slightly elevated position opposite Purston Park and within easy reach of a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby town centre of Pontefract and the national motorway network is readily accessible.





ACCOMMODATION

RECEPTION HALL

Composite front entrance door leads into the reception hall. Solid oak doors and oak doors with glass panels leading into the living room, w.c., understairs storage cupboard, office and kitchen diner. Inset spotlights to the ceiling, staircase to the first floor with oak handrail and glass balustrade to the first floor. Karndean flooring with underfloor heating.

LIVING ROOM

Two UPVC double glazed windows to the side, UPVC double glazed window to the front, UPVC double glazed bi-folding doors at the front lead onto an elevated front balcony. Remote control gas fire inset onto a slate tiled hearth and slate decorative wall behind, underfloor heating.

DOWNSTAIRS W.C.

Two piece suite comprising low flush w.c. with concealed cistern, wash basin with chrome mixer tap set into vanity units with chrome handles below, tiled splashback, vanity mirror with built in lights, inset spotlights and extractor fan to the ceiling, chrome ladder style radiator, tiled floor, underfloor heating.

OFFICE

UPVC double glazed window to the front. Central heating radiator, Karndean flooring. Solid oak door with chrome handle into the boot room.

BOOT ROOM

Part UPVC double glazed door to the rear. Storage cupboard housing the boiler and controls. Fitted double wardrobe.

KITCHEN/DINER

Central island with quartz work surface over incorporates sink and drainer with chrome swan neck mixer tap, cupboard under, integrated dishwasher, drawers, low hanging lights over. A range of high gloss floor and wall units houses a Neff oven, grill and Neff microwave, a tall integrated fridge/freezer. A large electric induction hob with extractor hood over and plinth lighting. Quartz work surfaces and splashback, downlights, Karndean flooring with underfloor heating. To the rear is a garden with an artificial lawned area accessed through bi-fold doors or a single door.

PANTRY

Tiled floor, skirting boards, shelves both sides for storage and a ceiling light.

UTILITY ROOM

Range of high gloss wall and floor units. Quartz work surface over and upstands, stainless steel sink with taps. Tiled floor, double glazed frosted window, space for a washer and dryer with drainage. Handy Butler adjustable up/down clothes drier rail.

FIRST FLOOR LANDING

UPVC double glazed Velux window to the ceiling, inset spotlights, loft access, central heating radiator, solid oak doors leading to the bedrooms and house bathroom/w.c. Airing cupboard with fixed shelving, power and light (measuring 2.73m x 1.64m).

BEDROOM ONE

UPVC double glazed French doors to the front with built in blinds open onto Juliet balcony, UPVC double glazed window to the side with built in blinds, central heating radiator. Solid oak doors to the dressing room and en suite shower room/w.c.





EN SUITE/W.C.

Three piece suite comprising large walk in shower cubicle with shower screen with chrome rain shower head, mixer shower and shower attachment. Wash basin with chrome mixer tap built into vanity cupboards and a low flush w.c. and concealed cistern. Part tiled walls, tiled floor, tiled skirting boards, inset spotlights and extractor fan to the ceiling, large UPVC double glazed Velux frosted window.

DRESSING ROOM

Inset spotlights to the ceiling, wall mounted electric heater and power.

BEDROOM TWO

Two UPVC double glazed windows to the rear with sun blinds, central heating radiator.

BEDROOM THREE

UPVC double glazed Velux window with sun blinds to the side, UPVC double glazed with built in blind to the rear, central heating radiator.

BEDROOM FOUR

UPVC double glazed window to the front with pull down blind and a central heating radiator.

HOUSE BATHROOM/W.C.

A bespoke bathroom comprising four piece suite with large walk in shower cubicle with shower screen, chrome rain shower head to the ceiling and shower attachment, a bath with tiled surround with mixer tap and shower attachment, low flush w.c with concealed cistern and a wash basin set into high gloss vanity cupboards with mixer tap and tile splashback. Part tiled walls, tiled floor, inset spotlights and extractor fan to the ceiling, UPVC double glazed Velux window to the side.

OUTSIDE

To the front there are double electric gates providing access onto a large block paved driveway providing ample off road parking for several vehicles with detached double garage with electric door, two up and chrome lights either side of the door, UPVC entrance door and window to the side aspect, as well as power and light within. There is an attractive artificial lawned garden aside and a wood chip section, up and down lights, outside sensor lighting, steps lead up to a paved patio area with glass balustrade surrounds and hand rail leading to the elevated balcony. Wall and fenced boundaries. Timber gate providing access to the side paved pathway with pebbled edges. A timber shed and steps lead to a further timber gate at the other side. To the rear is a large paved patio area with steps leading up to a second paved patio area with timber pergola and low maintenance artificial lawned to the side with planted borders between. There's a large timber summerhouse with double timber doors providing access into it with electric heating, light and power within. There is a large hot tub with double outside power socket and provision for a television, with timber single glazed window to the side aspect, covered roof. The rear garden is completely enclosed by timber panelled surround fences.

DOUBLE GARAGE

Electric up and over door, lighting, electrical sockets, UPVC entrance door, UPVC window to the side. Outside lighting and sensor lights. Artificial grassed lawn to steps with stone chippings around garage.

COUNCIL TAX BAND

The council tax band for this property is F.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

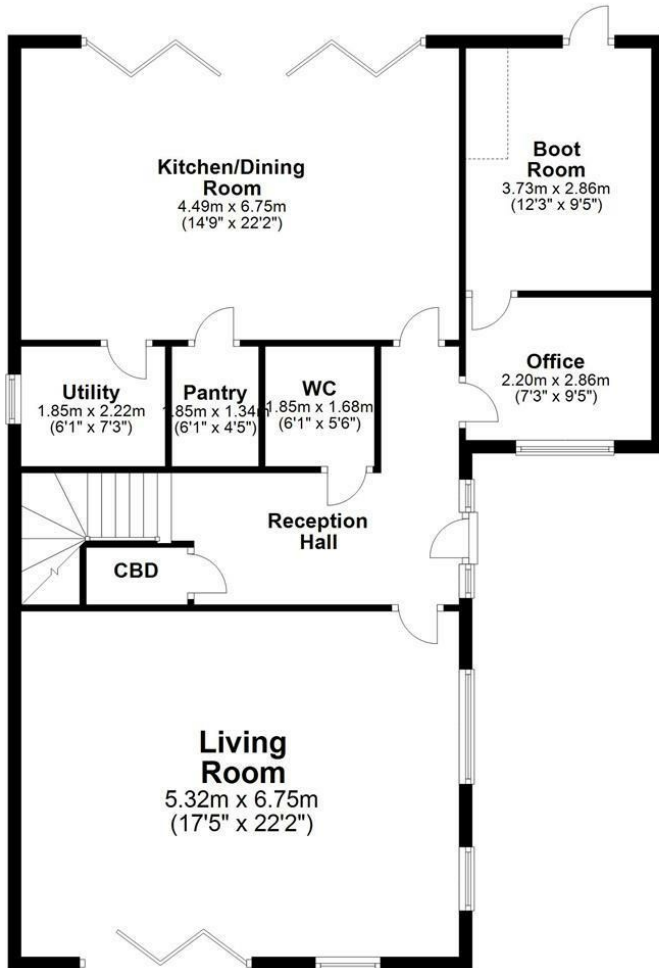
EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.



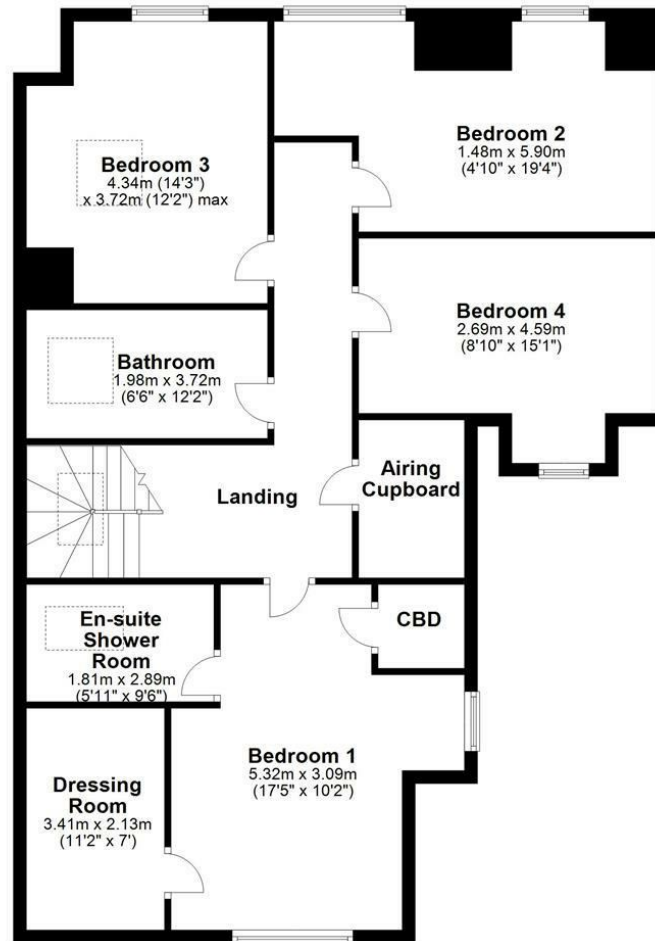
Ground Floor

Approx. 112.2 sq. metres (1207.9 sq. feet)



First Floor

Approx. 110.2 sq. metres (1186.7 sq. feet)



Total area: approx. 222.5 sq. metres (2394.6 sq. feet)

OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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*your home may be repossessed if you do not keep up repayments on your mortgage

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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