



4 Bed
House - Detached
located in
Pontefract

Guide Price £850,000



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142 Pontefract Road
Ackworth
Pontefract
WF7 7EE



Exclusive property offered with no onward chain! This property is move-in ready, making it an extraordinary opportunity that won't stay on the market long. Perfect for a range of buyers, this stunning home represents a rare chance to settle into one of Ackworth's most sought-after locations.

Logic Real Estate are delighted to welcome to the market this exquisite four-bedroom detached family home in the highly desirable village of Ackworth offers an unparalleled standard of living with its impeccable presentation and spacious layout. Surrounded by lush wraparound gardens, this property provides a serene outdoor space that's perfect for family gatherings, gardening, or simply unwinding in privacy. The private driveway offers ample parking along with the detached double garage, enhancing both convenience and curb appeal. Inside, the home is crafted to an exceptional standard, with high-quality finishes and generous living spaces that flow beautifully. The ground floor features a bright, open-plan kitchen and dining area, a spacious living room, and additional reception areas, making it ideal for family life and entertaining. Each of the four bedrooms is generously sized, with large windows that invite natural light and offer views of the beautiful gardens. Two of the bedrooms having en suite bathrooms. Situated in the charming village of Ackworth, residents will enjoy a unique blend of village tranquility and accessibility, with reputable private schools nearby and strong community ties. The area is extremely popular with buyers for its idyllic setting and excellent commuter links, which offer easy access to larger towns just a short drive away. Entrance Hall A grand entrance through a composite front entrance door with glazing windows to both sides providing natural light throughout the entrance hall. Access to the play room, lounge, wc and storage cupboard. There is an open plan kitchen family room to the rear of the property. Wooden flooring flowing thorough and there are spotlights to the ceiling. With chrome sockets and fixtures and there is underfloor heating. The spindle staircase will lead to the first floor accommodation. Playroom/Office Upvc double glazed window over looking the front elevation. Underfloor heating. Lounge Boasting three Upvc double glazed windows to the front and side elevations, there is a feature fire alcove which is central to the room and there is underfloor heating. WC Wooden flooring and underfloor heating, sink with mixer tap and toilet with wall mounted push flush. Spotlights to the ceiling and upvc double glazed window to the side elevation. Kitchen/Dining Family Room Upvc double glazed windows and bifolding doors to every aspect allowing floods of natural light. The kitchen family area is open plan and has been sectioned into three areas and provides a lounge area along with a dining area and a kitchen breakfast area. The room has wooden flooring continuing through from the entrance hall, under floor heating. Spotlights to the ceiling. Kitchen A British bespoke handcrafted kitchen breakfast area designed and installed by Tom Howley bespoke kitchens. This has been exclusively designed to be the heart of the home with luxury kitchen wall base and island units. The

integral NEFF appliances include twin ovens with hide and slide doors. Microwave oven. Coffee machine. Double Belfast sink with shower spray tap and Quooker hot water tap. The worksurfaces are made from Quartz stone and compliment the colours from the kitchen units. The electric Bora hob has an integral extractor fan. Fisher & Paykel fridge freezer and water dispenser. NEFF fitted dishwasher and MQuvee double wine fridge. There are also fitted bins within the kitchen units. The kitchen designers have also included a seating area which is fitted within the kitchen. The ceiling also has a feature island light and fitted skyline windows. Utility Room Composite side entrance door. Upvc double glazed window to the side elevation. Wooden flooring with under floor heating. Double utility cupboard houses the house boiler, there are spaces for the washing machine and the tumble dryer. Stainless steel sink and mixer tap. Base kitchen units. First Floor Bedroom One With walk in wardrobe and ensuite bathroom. Central heated radiator. En suite Fully tiled walls and with his and her matching bowl sink and mixer taps, granite work surfaces and vanity units below. There are twin LED mirrors, spotlights to the ceiling. A walk in shower cubicle with a mains feed shower, designer tower rail and extractor fan. Toilet with wall mounted push flush. Bedroom Two UPVC double glazed window to the front elevation, fitted Sharp wardrobes. Gas central heated radiator. Access to the ensuite bathroom. En Suite Bathroom UPVC double glazed window to the front elevation, chrome wall mounted towel rail, shower cubicle with glass partition and mains feed shower. Fully tiled walls. sink with a mixer tap, tiled flooring, toilet with wall mounted flush. Bedroom Three UPVC double glazed window to the rear elevation, fitted Sharps wardrobes, gas central heated radiator. Bedroom Four UPVC double glazed window to the front elevation, gas central heated radiator. Bathroom UPVC double glazed window to the side elevation. Toilet with a wall mounted push flush. Bathtub with wall mounted chrome floating mixer tap, the shower cubicle has a glass partition and a mains feed shower with a waterfall shower attachment and fully tiled walls. Chrome heated towel rail. Vanity cupboard and vanity unit sink with mixer tap. Spotlights to the ceiling. Externally To The Rear Enclosed wraparound lawned garden with privacy screening trees. Patio areas, there is a garden summer house. Electric sockets and outdoor security lighting and cameras. External To The Front A large resin driveway which provides parking for several vehicles and gives access to the detached garage. With secure electric private gates. Garage A double garage with light and power a side access door and electric Garage Door.





Approximate total area⁽¹⁾
941.63 sq²
87.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

Floor 1 Building 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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