



Madison Close, Ackworth, Pontefract

£224,950


MARTIN & CO

Madison Close, Ackworth, Pontefract

House

3 Bedrooms, 2 Bathroom

- POPULAR VILLAGE LOCATION
- THREE STOREY SEMI DETACHED HOME
- OFF ROAD PARKING FOR TWO CARS
- KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- DOWNSTAIRS W.C.
- EN-SUITE TO MASTER BEDROOM
- TWO FURTHER DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- EPC BAND C

VERY COMPETITIVELY PRICED FOR LIMITED PERIOD. ONLY UNTIL 1ST APRIL 2024. A FANTASTIC OPPORTUNITY

to acquire this IMMACULATE three DOUBLE bedroom, three storey house situated within the popular Strata development in the HIGHLY SOUGHT AFTER VILLAGE of ACKWOTH. IDEALLY LOCATED within WALKING DISTANCE of PLEASANT PUBS and WELL REGARDED eateries. This CONTEMPORARY particularly SPACIOUS home would be sure to appeal to FIRST TIME BUYERS and FAMILY PURCHASERS alike. Close to open COUNTRYSIDE/FARMLAND, being ideal for keep fit enthusiasts or dog walkers. There is Off road parking for 2 cars and a lovely LANDSCAPED rear garden. En-suite to the top floor master bedroom.



ENTRANCE HALL

The main entrance door opens into a spacious hallway. Stairs to the first floor. Understairs storage cupboard. Doors to the kitchen, living room and downstairs w.c.

KITCHEN

Fitted with an attractive range of white gloss base and wall cabinets, with complementary wood effect laminate worktops with tiled upstand. Inset stainless steel sink with mixer tap. Integrated appliances include tall fridge/freezer, dishwasher and washing machine. Built under single oven, hob with stainless steel splashback and extractor over. Under cabinet lighting. Inset spotlights to the ceiling and ceiling pendant over the dining area. Tiled floor. Window to the front elevation. Open to the living area..

LIVING ROOM

Accessible from the hallway and open plan to the kitchen. Spacious room with French doors opening onto the rear garden.

DOWNSTAIRS W.C.

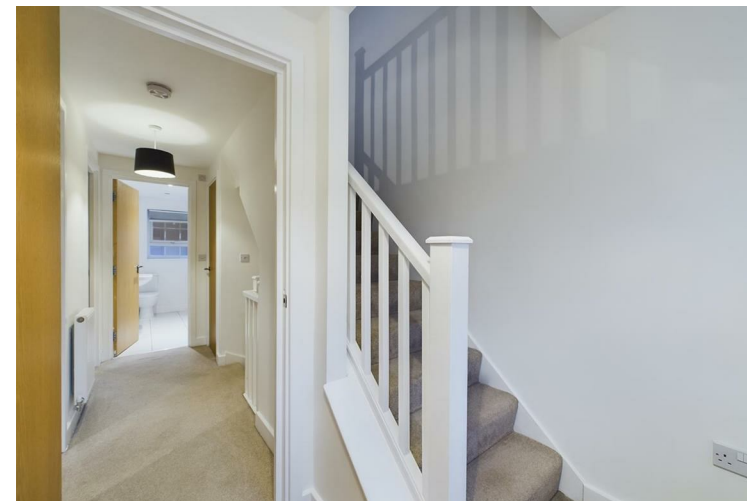
Fitted with a white suite comprising w.c. and pedestal basin. Tiled floor and splashback tiling to the sink.

LANDING

With white painted balustrade. Doors to the two first floor bedrooms, bathroom and into the main bedroom stairway.

FRONT BEDROOM

A double bedroom with window to the front elevation. Built in cupboard.



REAR BEDROOM

A further double bedroom, with window to the rear.

BATHROOM

Situated at the rear of the house, with obscure glazed window. Fitted with a white suite comprising bath with shower over, w.c. and pedestal basin. Fully tiled to the bath/shower area with splashback tiling to the basin. Tiled floor. Heated ladder style towel rail. Storage cupboard.

MAIN BEDROOM

Accessed via a room off the first floor landing, stairs lead up to the top floor main bedroom. White painted balustrade to the stairs. Fitted mirror wardrobes to one wall. Window to the front elevation. Door to en-suite.

EN-SUITE

A good sized en-suite, comprising fully tiled shower cubicle, w.c. and pedestal basin with tiled splashback. Ladder style heated towel rail. Velux style roof window.

OUTSIDE

To the front of the property there is off road parking for two cars. Step up to the front door and shared side access path which leads around to the back of the property, where a gate gives access into the rear garden. The enclosed rear garden has a paved patio area off the lounge. Steps up to the artificial lawned garden with low maintenance gravelled borders.

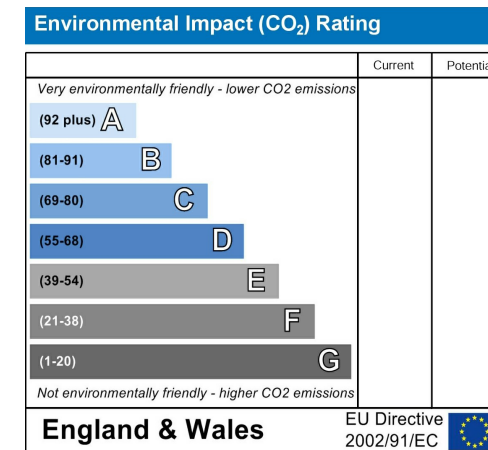
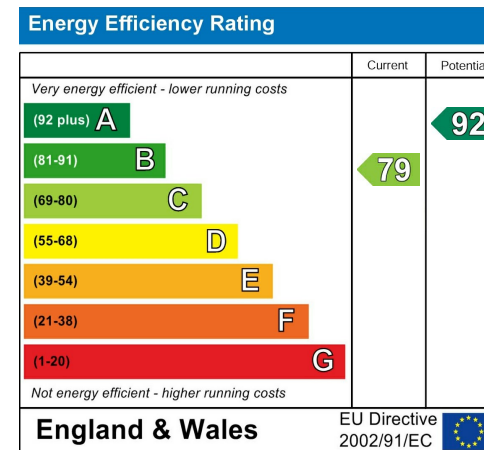
SERVICES ETC.

Mains services.

Gas central heating.

Double glazed.

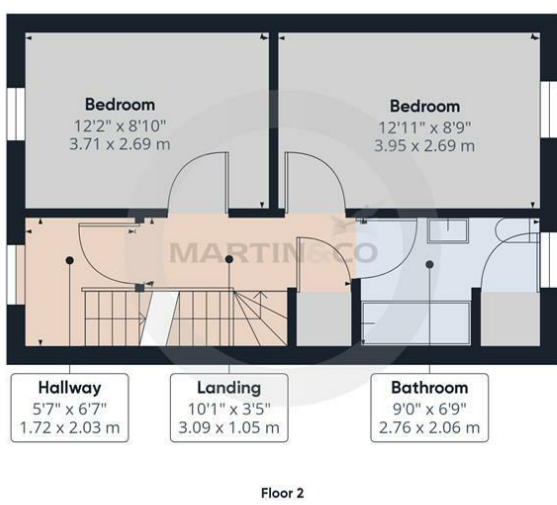
Council tax band C (Wakefield MDC)



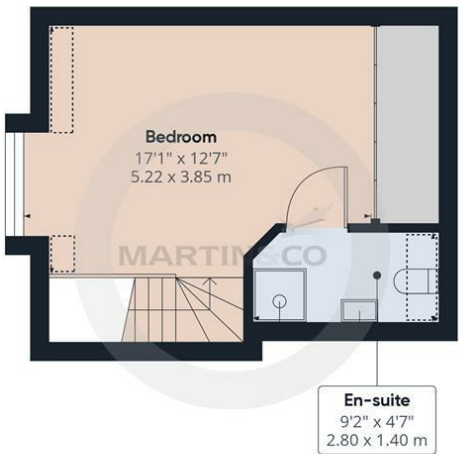




Floor 1



Floor 2



Floor 3



Approximate total area^m

1060.2 ft²
98.5 m²

Reduced headroom

14.44 ft²
1.34 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

