



**Watering Troughs, Ackworth,
Pontefract
Offers In Excess Of £290,000**



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End Terrace Cottage - 2 receptions, 2 beds, 1 bath, garden, 2 garage - plus potential building plot for a detached house/bungalow

Offers In Excess Of £290,000

- DON'T DELAY, VIEW TODAY! SO MUCH POTENTIAL. HOW COULD IT WORK FOR YOU?
- UNIQUE OPPORTUNITY! EXTENDED TWO DOUBLE BEDROOM END TERRACE COTTAGE with LAND/POTENTIAL BUILDING PLOT
- SUPERB, STYLISH & IMMACULATE, PARTICULARLY SPACIOUS INTERNAL ACCOMMODATION
- HIGHLY REGARDED and SOUGHT AFTER VILLAGE LOCATION CLOSE to a WEALTH of LOCAL AMENITIES, SHOPS and SUPERMARKETS
- Within WALKING DISTANCE of VILLAGE PUBS and EATERIES plus LOVELY WALKS over LOCAL COUNTRYSIDE and FARMLAND
- LARGE FARMHOUSE STYLE KITCHEN/DINER with RANGEMASTER, SPACIOUS LOUNGE & GARDEN ROOM. TWO BEDROOMS & HOUSE BATHROOM
- ACCESSED from Barnsley Road, there is a LONG DRIVEWAY, COURTYARD & LARGE GARDEN/POTENTIAL BUILDING PLOT & TWO GARAGES
- GREAT LOCATION for COMMUTERS being CENTRAL or MAJOR NORTHERN CENTRES
- EPC RATING BAND D
- COUNCIL TAX BAND B

Located in the charming Watering Troughs in Ackworth, this end terrace cottage is a unique opportunity not to be missed. With a potential building plot, two reception rooms, two bedrooms, and a bathroom, this property offers so much potential for the successful purchaser to make the space and land work for their individual requirements.

The cottage boasts a superb and stylish design, perfect for those looking for a cosy yet modern living space. The extended two double bedroom cottage comes with a generous land area that could potentially be used as a building plot. (PLANNING PERMISSION WAS GRANTED BUT NOW EXPIRED. DOCUMENTS AVAILABLE UPON REQUEST) allowing you to tailor the space to your individual requirements.

One of the highlights of this property is its farmhouse-style kitchen/dining room featuring a Rangemaster ideal for whipping up delicious meals and entertaining guests. The spacious lounge provides a comfortable retreat to relax and unwind after a long day.

Situated within walking distance of village pubs and eateries, as well as offering lovely walks over local countryside and farmland, this home is perfect for those who are looking for a semi rural lifestyle. Accessible from Barnsley Road, the property features a long driveway and a courtyard, adding to its charm and character.

For commuters, the location is ideal as it is central to major northern centres, making travel to work or leisure activities convenient and easy. Don't miss out on the opportunity to make this lovely property your own - book a viewing today and envision the endless possibilities this home has to offer!



Kitchen/Dining Room

A stable style door opens to this particularly spacious farmhouse style dining kitchen which is fitted with a comprehensive range of quality wall and base cupboard units with complimentary work surfaces over incorporating a single bowl sink with mixer tap over. There is an integrated fridge and freezer and space for an automatic washing machine. An impressive gas Rangemaster with extractor fan and hood over. There is a burglar alarm system panel, two UPVC windows looking out over the courtyard, a further UPVC window overlooking the side garden, a tiled floor, coving to ceiling, a central heating radiator and an opening leads through to the lounge.

Lounge

A gorgeous open plan lounge having a spindled staircase leading to the first floor landing. The focal point of this relaxing space is the feature fireplace housing a beautiful dual fuel log burner creating a cosy ambience on long winter nights and is finished with coving to the ceiling, a central heating radiator and opens through to the delightful garden room.

Garden Room

Another lovely space, of UPVC construction with a insulated roof and having quality solid wood flooring. Enjoying views overlooking the particularly attractive extensive rear garden, having wall lights and a central heating radiator.



First Floor Landing
 Having access to the loft space, two double bedrooms and house bathroom.

Bedroom One
 A particularly spacious room having coving to ceiling, a double glazed window to the rear aspect and a central heating radiator.

Bedroom Two
 A further double bedroom having coving to ceiling, central heating radiator and a UPVC double glazed window overlooking the front aspect.

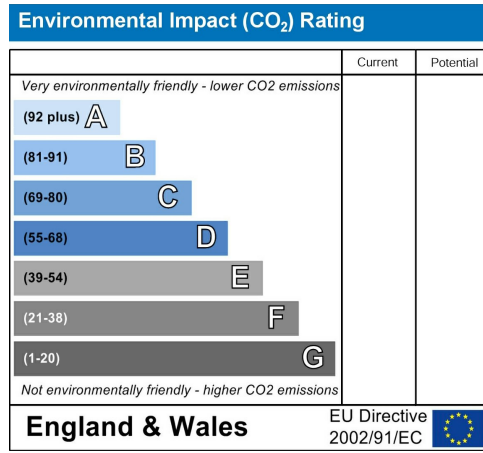
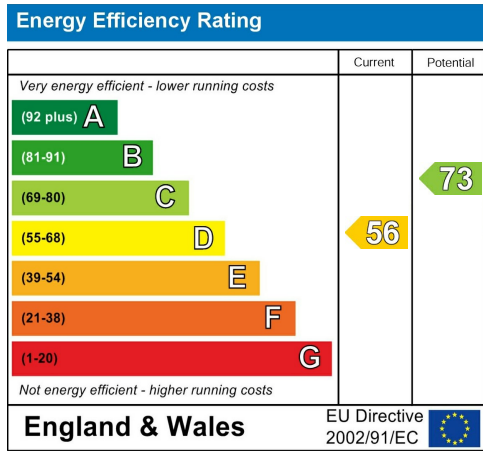
House Bathroom
 Having fully tiled walls and a frosted UPVC double glazed window to the front aspect. The four piece suite

comprises a good sized bath with mixer tap over, a separate shower cubicle, low level flush WC and pedestal wash hand basin. There is also an extractor fan.

Outside
 The property is set within approximately 0.22 acres plus a further piece of land on a separate title deed. The property has an extensive garden mostly laid to lawn to the front, two floodlights, a courtyard to the rear with an outside water tap and two detached garages each having power and light. The courtyard has a right of way through the gate at the front of the property. To the side of the property, there is a piece of land that had outline planning permission for a detached dwelling but has now expired. (Documents and

drawings for a four bedroom detached house OR a three bed detached house OR a two bed bungalow are available on request).

Loft Room
 The loft has been fully boarded, has a double glazed window and has been plastered and decorated creating a versatile space which can be used to suit the individual.







Approximate total area⁽¹⁾
 968.11 ft²
 89.94 m²

Reduced headroom
 322.49 ft²
 2.78 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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.

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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.

