



**Seals Drive, Ackworth, Pontefract**

**Offers Over £240,000**

  
**MARTIN&CO**



# Seals Drive, Ackworth, Pontefract House - Semi-Detached 3 Bedrooms, 2 Bathroom Offers In The Region Of £245,000

- WELL REGARDED MODERN DEVELOPMENT. SOUGHT AFTER SEMI RURAL VILLAGE LOCATION
- OPEN FIELDS and PARKS CLOSE BY being IDEAL for DOG WALKERS/KEEP FIT ENTHUSIASTS
- VIBRANT VILLAGE LIFESTYLE being within WALKING DISTANCE of a RANGE of VILLAGE PUBS/EATERIES
- IMMACULATE & STYLISH THREE DOUBLE BEDROOM, THREE STOREY TOWN HOUSE occupies a GENEROUS CORNER PLOT & OFF STREET PARKING
- ENTRANCE HALL, OPEN PLAN LIVING KITCHEN/DINING/LIVING SPACE with FRENCH DOORS providing SEAMLESS IN/OUTDOOR LIVING
- FIRST FLOOR LANDING, TWO DOUBLE BEDROOMS and HOUSE BATHROOM
- SECOND FLOOR LANDING, MASTER BEDROOM with EN SUITE SHOWER ROOM
- BEAUTIFUL LANDSCAPED OUTDOOR LIVING SPACE , IDEAL FOR RELAXING on SUNNY DAYS
- FABULOUS FAMILY HOME BOASTING a SELECTION of WELL REGARDED SCHOOLS within CLOSE DRIVING DISTANCE
- CENTRAL for MAJOR NORTHERN TOWNS & CITIES. IDEAL for the COMMUTER seeking a semi rural VILLAGE LIFESTYLE

Nestled in the well-regarded modern development of Seals Drive, this charming house in Ackworth, Pontefract, offers a delightful blend of semi-rural tranquillity and vibrant village life. The property is ideally situated near open fields and parks, making it perfect for dog walkers and fitness enthusiasts alike.

As you enter, you are greeted by an immaculate entrance hall that leads to an open-plan living, kitchen and dining area. This spacious layout is enhanced by French doors that create a seamless connection to the beautifully landscaped outdoor living space, ideal for relaxing on warm sunny days.

The first floor features a well-appointed landing that leads to two generous double bedrooms and a stylish house bathroom. Ascending to the second floor, you will find the master bedroom, complete with an en suite shower room, providing a private retreat for relaxation.

The property is surrounded by a vibrant village lifestyle, with a range of pubs and eateries within walking distance, perfect for socialising and enjoying local cuisine. Additionally, families will appreciate the selection of well-regarded schools located within a short driving distance, making this home an excellent choice for those with children.

With its central location with no upward chain, this fabulous family home offers easy access to major northern towns, ensuring that you are well-connected while enjoying the peace and charm of village life. This property truly represents an exceptional opportunity for those seeking a modern home in a desirable setting.



Entrance hall  
Composite front entrance door, central heating radiator, stairs to first floor.

Cloaks/WC  
Having a two piece suite comprising a low flush WC and pedestal hand wash basin. Central heating radiator.

Kitchen/Dining Area  
This impressive kitchen boasts a range of stylish wall, base and cupboard units including a range of integrated appliances for everyday convenience includes an electric oven, gas hob with chimney style extractor fan over, a fridge freezer, washer and dishwasher. There are laminate worksurfaces

incorporating a one and a half bowl sink/drainers with a chrome mixer tap over. There is a UPVC double glazed window to the front aspect, central heating radiator and open access to the lounge.

Lounge Area  
This lovely light and airy lounge has French doors overlooking the rear garden and central heating radiator.

First Floor Landing  
This stylish landing has a UPVC double glazed window overlooking the front aspect, central heating radiator, stairs to second floor and access to bedrooms two and three and house bathroom.





**Bedroom Two**  
 A spacious double bedroom having space for wardrobes and double bed, central heating radiator and a UPVC double glazed window overlooking the rear aspect.

**Bedroom Three**  
 A generous room. UPVC double glazed window overlooking the front aspect and central heating radiator.

**House Bathroom**  
 A spacious bathroom having complimentary tiling to walls, a three piece suite comprising of a rectangle panel bath, pedestal hand wash basin and low flush WC. Central heating radiator.

**Second Floor Landing**  
 Door provides access to


**Master Bedroom**  
 This master suite occupies the whole of the second floor providing lots of space for rest and relaxation and has a large mirror front wardrobe to one wall. There is a UPVC double glazed window overlooking the front aspect with open views and a central heating radiator.


**En Suite Shower Room**  
 A spacious partially tiled shower room having a three piece suite comprising of a double shower cubicle, pedestal hand wash basin and low flush WC. Having central heating radiator and Velux style widow to the rear aspect.

**Outside**

There is off street parking for two cars and a gorgeous landscaped outside rear living space. Fabulous for entertaining family and friends or simply relaxing on warm sunny days.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	









**Martin & Co Pontefract Sales**  
 5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN  
 01977 799550 . pontefract@martinco.com

**01977 799550**  
<http://www.martinco.com>



**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.