



Woodlock Road, Ackworth

Offers In The Region Of £350,000


MARTIN&CO

Woodlock Road, Ackworth

4 Storey - 5 Bedrooms - 3 Bathrooms

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- MODERN, STYLISH, EXCEPTIONALLY SPACIOUS, 5 BEDROOM 4 STOREY SEMI DETACHED HOUSE
- HIGHLY REGARDED RESIDENTIAL DEVELOPMENT IN THIS SOUGHT AFTER SEMI RURAL VILLAGE LOCATION
- FABULOUS LIFESTYLE OPPORTUNITIES WITH OPEN FIELDS/COUNTRYSIDE CLOSE BY
- WITHIN WALKING DISTANCE OF A CHOICE OF VIBRANT DESIRABLE PUBS /EATERIES
- PROPERTY ITSELF OFFERS SO MUCH VERSATILE INTERNAL LIVING SPACE FOR ANY POTENTIAL PURCHASER TO MAKE IT WORK FOR THEMSELVES
- ENTRANCE HALL, RECEPTION ROOM, CLOAKS/WC, KITCHEN/DINER. FIRST FLOOR: LOUNGE, ONE DOUBLE BEDROOM WITH ENSUIT W.C
- SECOND FLOOR, GUEST BEDROOM WITH ENSUITE SHOWER ROOM, HOUSE BATHROOM & TWO FURTHER BEDROOMS
- THIRD FLOOR OCCUPIES THE MASTER SUITE WITH DRESSING AREA AND EN SUITE BATHROOM
- TANDEM DRIVEWAY LEADS TO A SINGLE GARAGE. ATTRACTIVE LANDSCAPED ENCLOSED REAR GARDEN
- CENTRAL FOR MAJOR NORTHERN TOWNS AND CITIES BEING IDEAL FOR THOSE WISHING TO COMMUTE

Nestled on the charming Woodlock Road in the picturesque village of Ackworth, Pontefract, this modern and stylish semi-detached house offers an exceptional living experience across four spacious storeys. With five well-appointed bedrooms, this property is perfect for families or those seeking ample space for guests and home offices.

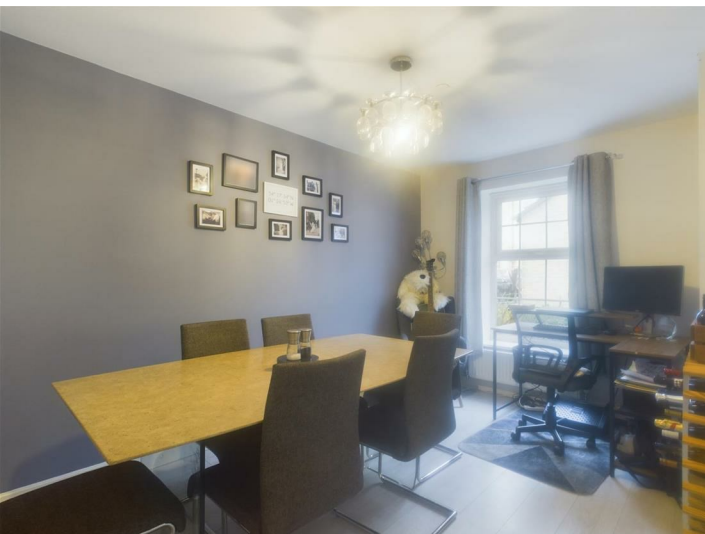
The highly regarded residential development is set in a sought-after semi-rural location, providing a delightful blend of countryside tranquillity and vibrant community life. Just a short stroll away, you will find a selection of desirable pubs and eateries, perfect for enjoying leisurely meals or socialising with friends.

Upon entering the property, you are welcomed by a generous entrance hall that leads to a versatile reception room, a convenient cloakroom with WC, and a contemporary kitchen/diner, ideal for both casual dining and entertaining. The first floor features a comfortable lounge, along with a double bedroom complete with an En suite WC, providing privacy and convenience.

The second floor features a Guest bedroom, with En suite, two further bedrooms and house bathroom.

The third floor is dedicated to the master suite, which boasts a dressing area and an en-suite bathroom, creating a luxurious retreat for relaxation. The property also benefits from a tandem driveway leading to a single garage, ensuring ample parking for residents and visitors alike.

The attractive landscaped enclosed rear garden offers a serene outdoor space, perfect for enjoying sunny afternoons or hosting gatherings. Additionally, the location is central to major northern towns and cities, making it an ideal choice for commuters seeking a balance between rural charm and urban accessibility.



Entrance Hall

An inviting hallway, having stairs off to the first floor, and access to cloaks/WC, open plan living kitchen/diner and versatile reception room.

Reception Room

Currently used as a formal dining room/office. Having a central heating radiator and UPVC double glazed window to the front aspect.

Cloaks/WC

Having a central heating radiator, low flush w.c., pedestal hand wash basin with mixer tap, ceiling spotlights and extractor fan.

Kitchen/Dining

Boasting a modern range of wall and base units with laminate work surface over, tiled splash back, integrated induction hob, integrated oven, integrated fridge/freezer, stainless steel sink and drainer with mixer tap, integrated dishwasher and

integrated undercounter washing machine. Central island with laminate work surface over, central heating radiator, set of UPVC double glazed French doors to the rear garden and ceiling spotlights.

First Floor Landing

Access to the living room, bedroom three, cupboard housing the water tank and central heating radiator.

Lounge

Two central heating radiators and two UPVC double glazed windows to the front.

Bedroom

Having two UPVC double glazed windows to the rear, central heating radiator, range of fitted wardrobes with sliding mirror doors. Door leading to En suite/w.c.

En suite WC

Having a low flush w.c., pedestal hand wash basin with mixer





