



**WAINHOUSE**  
PROPERTIES



## 68 SEALS DRIVE ACKWORTH

**£235,000**  
**FREEHOLD**

Wainhouse properties are pleased to market this charming semi-detached house nestled in a sought-after location. This delightful property boasts a spacious 1,227 sq ft of living space, perfect for a family looking to settle down. Upon entering, you are greeted by a warm and inviting reception room, ideal for entertaining guests or simply relaxing after a long day. With three cosy bedrooms and two modern bathrooms, this home offers comfort and convenience for all. Built in 2017, this house is ready to move into, saving you the hassle of renovations. The high-quality fixtures and fittings throughout the property add a touch of luxury to everyday living. One of the highlights of this property is the beautifully landscaped garden, providing a tranquil outdoor space for you to enjoy some fresh air or host summer gatherings along with parking for two vehicles to the front. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm of Seals Drive for yourself.



• SEMI DETACHED PROPERTY • THREE DOUBLE BEDROOMS • MODERN FITTED KITCHEN • OPEN PLAN LIVING SPACE

### Entrance

Access via composite front door with staircase to the first floor and door to:

### WC

With WC, wash basin, radiator and extractor fan

### Open Plan Living Kitchen Diner

Superb space with large living room having double doors to the rear garden and radiator, additional space creating an area for a dining table and then modern fitted kitchen with integrated oven with hob and extractor hood. Space for a washing machine and free standing fridge freezer. Part tiled walls and double glazed window to the front.

### First Floor

Landing with storage cupboard and door to:

### Bedroom Two

Double room with double glazed window to the front and radiator.

### Bedroom Three

Double room with double glazed window to the rear and radiator

### Bathroom

Three piece suite comprising of WC, wash basin and paneled bath with shower over head. Cupboard housing the boiler and water tank. Partly tiled walls, radiator and frosted double glazed window.

### Second Floor

### Master Bedroom

Substantial double room with fitted wardrobes to one wall, double glazed window to the front, radiator and door leading to:

### En-suite

Comprising of WC, wash basin and corner shower cubical. Sky light window, tiled flooring and radiator.

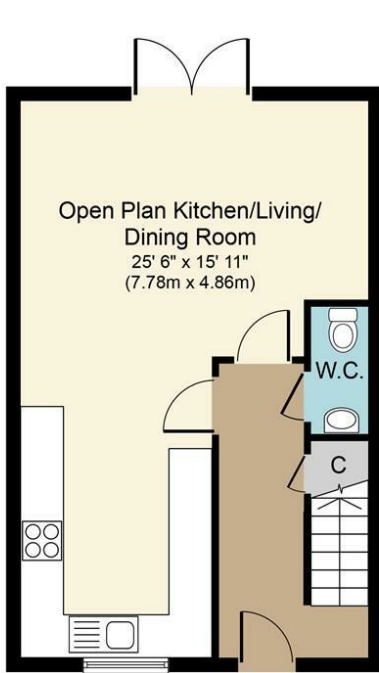
### External

The property benefits from off road parking for two vehicles to the front and gated access to the side of the property which leads to the rear garden. To the rear there is a lawned garden with bespoke flower beds and garden shed. Pergola with clear roof sat over a paved patio seating area.

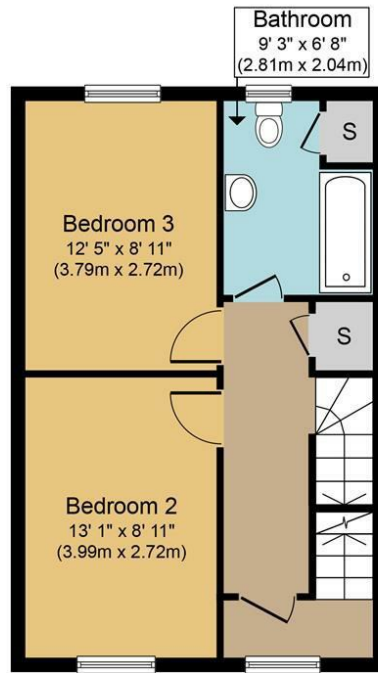


• HOUSE BATHROOM, EN-SUITE & DOWNSTAIRS WC • SOUGHT AFTER LOCATION • ENCLOSED GARDEN TO THE REAR • PARKING FOR TWO CARS

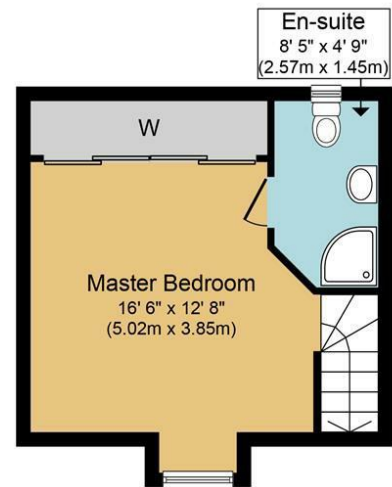




**Ground Floor**  
Approximate Floor Area  
407 sq. ft.  
(37.8 sq. m.)



**First Floor**  
Approximate Floor Area  
407 sq. ft.  
(37.8 sq. m.)



**Second Floor**  
Approximate Floor Area  
268 sq. ft.  
(24.9 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		95
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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