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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		82
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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## Barnsley Road, **Ackworth**, WF7 7NB Four Bedroom Grade Two Listed Terrace **Offers in Excess of £475,000**

**Exceptionally Presented Family Home : Sought After Property and Location :  
Dual Aspect Lounge With A Reading Room : Dining Room With Log Burner :  
Breakfast Kitchen And Utility : Double Bedrooms Throughout : Gorgeous  
Family Bathroom And En-Suite : Stunning Gardens With Countryside Views :  
Viewings Highly Recommended**

## PROPERTY DETAILS

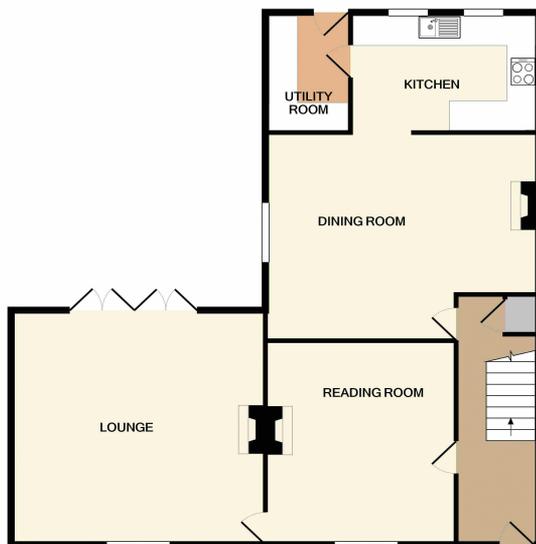
Enfields are delighted to offer for sale this impressive four bedroom, mid terrace property situated within a highly regarded area of Ackworth.

Retaining many period features and beautifully presented throughout, with large room sizes and high ceilings, this family home is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Retail Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. The property is within close proximity to good local schooling at both primary and secondary level, comprehensive transport links into Wakefield, Doncaster, Leeds and rail links to London and Manchester. There is also good commuting access to A1, M1 and M62.

The property itself comprises to the ground floor; impressive reception hallway with York Stone flooring, large dual aspect lounge, reading room, separate dining room, breakfast kitchen and Utility room. To the first floor; large master bedroom with a newly fitted en-suite, three further double bedrooms and a four piece family bathroom with stand-alone bath and walk in shower.

The property also benefits from having a good sized patio style garden straight from the kitchen with seating areas, stunning architectural planting for all year round interest intermixed with seasonal flowering and planters. Additional to this is a second large garden plot to the rear with a patio area ideal for outside entertaining and countryside views. Off-street parking is provided by means of three parking spaces and two single garages. Presented with many period features, with a modern twist, and the unique aspect of two large gardens, a viewing is highly recommended to appreciate the charming and expansive accommodation this family home has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS



GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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### Utility room

8' 6" x 5' 7" (2.6m x 1.7m)

Timber paneled and glazed door, a single sink with a chrome mixer taps above, high- and low-level storage units, timber effect flooring and space for a washing machine and dryer.

### Kitchen

8' 6" x 12' 6" (2.6m x 3.8m)

Two timber frame windows to rear aspect, one and a half sink with mixer tap and drainer, good range of high- and low-level storage units, built in dishwasher, a Rangemaster cooker with five gas rings and extractor fan above, a splash back to walls and central heated radiator.

### Dining area

14' 9" x 18' 4" (4.5m x 5.6m)

Original York stone flagged flooring, multifuel burner on a hearth with a timber surround and storage cupboards to either side, dado rails, central heated radiator, timber frame window to side aspect.

### Entrance Hallway

Original York stone flagged flooring, dado rails and a central heated radiator.

### Reading Room

14' 5" x 12' 10" (4.4m x 3.9m)

A sealed fireplace on a hearth with a timber surround, timber frame window to the front aspect, a door leading through to the lounge.

### Lounge

16' 5" x 17' 1" (5.0m x 5.2m)

Two fully glazed doors opening onto the rear patio, wood effect flooring, a fireplace with a stone hearth, timber surround and a multifuel burner, central heated radiator and a timber frame window to the front aspect.

### First Floor Landing

Carpeted stairs with timber handrails.

### Bedroom One

16' 5" x 18' 1" (5.0m x 5.5m)

Two windows to the rear aspect, central heated radiator, dado rails, an original feature cast iron fireplace, double doors leading to a walk-in wardrobe and a door leading to the en-suite.

### En-suite

7' 3" x 10' 2" (2.2m x 3.1m)

A main fed double shower with a mixer taps above and a folding glass door, WC, heated towel rail, a round wash hand basin mounted on a vanity unit with a chrome mixer tap. Window to front aspect, partly tiled walls

### Bedroom Two

15' 1" x 8' 10" (4.6m x 2.7m)

Timber frame window to front aspect, central heated radiator, dado rail, high level useful storage cupboard.

### Bedroom Three

11' 6" x 12' 6" (3.5m x 3.8m)

Timber framed window to the rear aspect, central heated radiator and dado rails.

### Bedroom Four

15' 1" x 8' 10" (4.6m x 2.7m)

Timber framed window to the front aspect, central heated radiator.

### Family Bathroom

11' 6" x 6' 3" (3.5m x 1.9m)

Timber effect laminate flooring, quarter round shower with mains fed mixer shower and sliding glass doors, stand alone bath with chrome mixer taps and a handheld shower, window to side aspect, heated towel rail, generous sized hand wash basin with chrome taps, low flush WC.

### Outside

The property is approached by an iron gate with flags leading up to the front entrance with a grassed area with trees and shrubs. To the rear is a shared block paved driveway, a timber fence leads to the inner patio which has York stone slabs, borders are raised with trees and shrubs. Separate from the house is a blocked area for multiple vehicle parking, a single garage with timber doors and a further separate garage. The garden is mainly laid to lawn with a flagged patio area to the left aspect, a generous sized vegetable patch, a raised square paved area which leads to a timber summerhouse. There is also a treehouse, the boundaries are partly hedge and partly stone wall.