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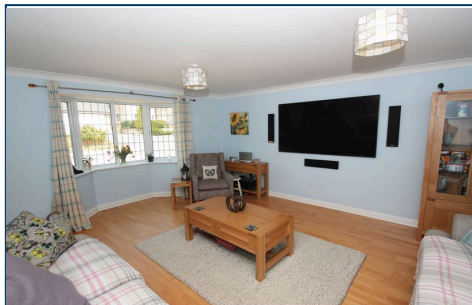
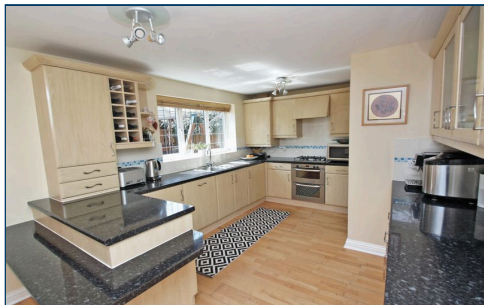
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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 Solicitor 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 the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor. therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Beaufort Mews, Ackworth, WF7 7RF

Expansive Five Double Bedroom Detached,
Offers in Excess of £500,000

**Large Lounge and Family Room with Bay Windows to Front Aspect :
Good Sized Kitchen with Dining Area and Separate Utility Room : Office/Garden
Room with French Doors Out to Rear Garden : Spacious Master Bedroom with
Dressing Area and En-Suite : Second En-Suite to Guest Bedroom and Four Piece
Family Bathroom : Sunny Positioned Garden with Seating Area and Child
Friendly Play Area : Multiple Vehicle Parking Provided by Block Paved Driveway
and Double Garage : Semi-Rural Location with Amenities Including Schools,
Local Shop, Pubs and Bakery : Easy Access to A1, M62 and M1
for Business and Leisure Commuting**

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive five bedroom, detached property situated within the highly regarded semi-rural area of Ackworth.

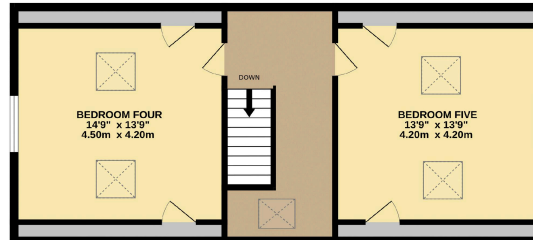
With spacious accommodation throughout, this property is located close to a full range of amenities found within Pontefract and Ackworth including the fantastic Hinitts Bakery just over the road, a local corner shop, The Rustic Arms and The Brown Cow pubs which are both within walking distance. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, Junction 32 Outlet Village, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level including Ackworth Howard CE Junior and Infants school and the highly rated independent Ackworth School. Close by there are also comprehensive transport links into Wakefield, Doncaster, York and Leeds including the M1, M62 and A1 making this an ideal position for commuting.

The property itself comprises to the ground floor; reception hallway, downstairs W/C, lounge, family room, office/garden room, dining kitchen and utility room. To the first floor; expansive master bedroom with dressing area and en-suite, guest double bedroom with en-suite, third double bedroom and four piece family bathroom. To the second floor; two further good sized double bedrooms with eaves storage.

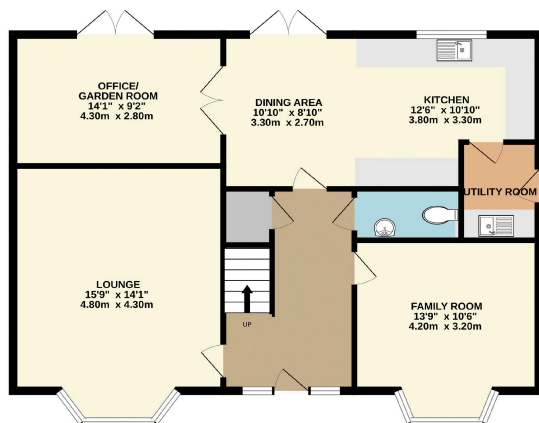
The property further benefits from having a private and sunny positioned rear garden which features a decking/seating area ideal for outside entertaining as well as a child friendly play area. Multiple off-street parking is also provided by means of an expansive driveway and double detached garage with the addition of an electric car charger. Due to its size and layout this property would provide an excellent family home, therefore an internal viewing is highly recommended to appreciate the accommodation this property has to offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

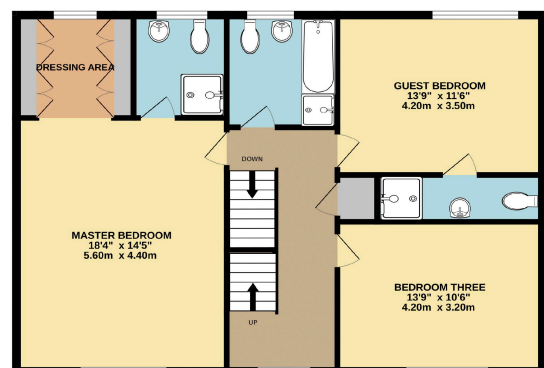
2ND FLOOR



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Reception Hallway

Composite door with two opaque glass panelled windows to front aspect, double central heating radiator, under stairs cloak cupboard, door leading into downstairs W/C and Beech Ultralock flooring.

Downstairs W/C

White two piece suite comprising of low level W/C and pedestal wash hand basin with tiled splash backs, double central heating radiator, extractor fan and Beech Ultralock flooring.

Lounge 14' 1" x 15' 9" (4.3m x 4.8m)

A good sized lounge having UPVC double glazed bay window to front aspect, wall-mounted TV point and wall-mounted speaker points, double central heating radiator and Beech Ultralock flooring.

Family Room 10' 6" x 13' 9" (3.2m x 4.2m)

UPVC double glazed bay window to front aspect, wall-mounted TV point, double central heating radiator and Beech Ultralock flooring.

Dining Kitchen 10' 10" x 21' 4" (3.3m x 6.5m)

A spacious kitchen having matching high and low level storage units with marble effect roll-edged work surfaces and complementary tiled splash backs, integrated appliances including four-ringed gas hob with extractor hood and double oven beneath, dishwasher, fridge and freezer, door leading into utility room, UPVC double glazed window to rear aspect and Beech Ultralock flooring. Dining area being of a good size and having UPVC double glazed French doors leading to rear garden, double central heating radiator, Beech Ultralock flooring and timber French doors leading into office/garden room.

Office/Garden Room 9' 2" x 14' 1" (2.8m x 4.3m)

UPVC double glazed French doors leading directly out onto rear garden, double central heating radiator and Beech Ultralock flooring.

Utility Room

Low level storage cupboard with marble effect roll-edged work surface, complementary tiled splash backs, inset stainless steel with drainer, space for washing machine/dryer, tiled flooring and composite door with glass panelled glazing to side aspect.

First Floor Landing

UPVC double glazed window to front aspect, double central heating radiator, built-in storage/airing cupboard and stairs leading to second floor.

Master Bedroom 14' 5" x 18' 4" (4.4m x 5.6m)

An expansive bedroom having UPVC double glazed window to front aspect, wall-mounted TV point, double central heating radiator, walk-in dressing area with fitted wardrobes, central heating radiator, UPVC double glazed window to rear aspect and door leading into en-suite.

En-suite

White three piece suite comprising of low level W/C, pedestal wash hand basin and walk-in thermostatic controlled shower, double central heating radiator, shaver point, tiling to splash prone areas, tiled flooring and UPVC double glazed opaque window to rear aspect.

Guest Bedroom 11' 6" x 13' 9" (3.5m x 4.2m)

UPVC double glazed window to rear aspect providing views over open fields, double central heating radiator and door leading through into en-suite.

En-suite

White three piece suite comprising of low level W/C, pedestal wash hand basin and walk-in thermostatic controlled shower, shaver point, tiling to splash prone areas, tiled flooring, double central heating radiator and extractor fan.

Bedroom Three 10' 6" x 13' 9" (3.2m x 4.2m)

UPVC double glazed window to front aspect and double central heating radiator.

House Bathroom 7' 10" x 7' 3" (2.4m x 2.2m)

White four piece suite comprising of panelled bath, pedestal wash hand basin, low level W/C and walk-in thermostatic controlled shower, tiling to splash prone areas, tiled flooring, double central heating radiator, shaver point and UPVC double glazed opaque window to rear aspect.

Second Floor Landing

Velux window to front aspect and double central heating radiator.

Bedroom Four 13' 9" x 14' 9" (4.2m x 4.5m)

Velux windows to both front and rear aspects, UPVC double glazed window to side aspect, double central heating radiator and storage area to both eaves.

Bedroom Five 13' 9" x 13' 9" (4.2m x 4.2m)

Velux windows to both front and rear aspects, UPVC double glazed window to side aspect, double central heating radiator and storage area to eaves.

Outside

Front garden is mainly laid to lawn with raised mature border, pathway providing access to the front and the side of the property. Rear garden occupies a sunny position with a raised decking/seating area as well as a children's play area with slide, swings and play house which has the safety aspect of a bark surface. Timber fencing and fern hedging to boundaries, outside security lighting, water feed and refuse bin storage area to the side of the property. Multiple off-street parking is provided by means of an expansive block paved driveway leading onto a double garage. Garage having up and over door, power and lighting.

Property Particulars:D1