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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	85
(69-80)	C		
(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	
<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 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 we 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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Ackworth Road, Pontefract WF8 3PE

Three Bedroom Detached

Offers in Excess of £375,000

**No Onward Chain With Potential : Lounge Through Dining Room
: Conservatory and Downstairs W/C : Kitchen with Utility Room
: Good Sized Double Bedrooms Throughout : Four Piece Family Bathroom and
Two En-Suites : Gardens To Front, Side and Rear : Multiple Off Street Parking
To The Front & Side With Garage : Close to Local Amenities and Schools**

PROPERTY DETAILS

****GOOD SIZED PROPERTY WITH NO ONWARD CHAIN**** Viewing is essential to fully appreciate the property size and potential. Large lounge through dining room. Separate conservatory. Kitchen and utility room. Downstairs W/C. Good sized double bedrooms throughout. Four piece bathroom and two en-suites. Good sized plot with gardens to the front, side and rear. Expansive driveway and garage. To view this property contact Pontefract Estate Agents, Enfields.

Enfields are delighted to offer for sale this impressive, three bedroom detached house situated in the sought after residential area of Pontefract.

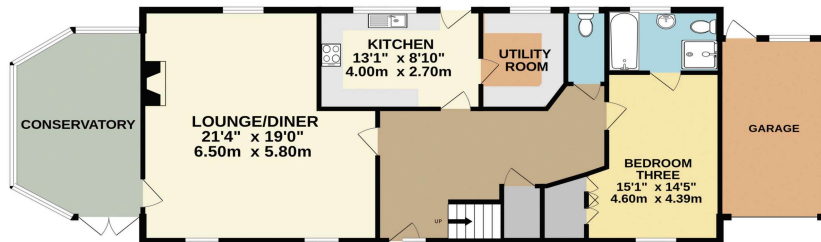
This larger than average family home is close to a full range of local amenities found within Pontefract including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses and Pontefract Park with its 1300 acres of parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, Doncaster and Leeds and therefore is ideally located for commuting.

The property provides comfortable family living and comprises to the ground floor; entrance hallway, downstairs W/C, large lounge through dining room, conservatory, kitchen with utility room, guest bedroom with en-suite bathroom. To the first floor; master bedroom with en-suite shower room, a third double bedroom and a four piece house bathroom with walk-in shower.

The property also benefits from having a good sized garden to the front, side and rear. While multiple off-street parking is provided by a driveway with turning space and a garage. Available with no onward chain a viewing is highly recommended to fully appreciate the size, position and potential that is on offer. Freehold: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
1263 sq.ft. (117.3 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA: 1948 sq.ft. (180.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Entrance Hallway

Composite door to front aspect, understairs storage cupboard, double glazed window to front aspect, gas central heating radiator, stairs leading to first floor landing and doors leading through to other rooms.

Lounge Diner

21' 4" x 19' 0" (6.5m x 5.8m)

Dining area having, double glazed windows to front aspect, gas central heating radiator, door leading through to conservatory and opening through to lounge. Lounge having gas central heating radiator, double glazed window to rear aspect, coving to walls, feature gas fireplace with marble 'Adam style' surround, hearth and back.

Conservatory

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

Open brick walls, wood effect flooring, gas central heating radiator, double glazed French doors to front aspect and double glazed windows to front, rear and side aspect.

Kitchen

8' 10" x 13' 1" (2.7m x 4.0m)

Matching high and low level storage units with roll edged work surfaces over, tiled walls to splash prone areas, inset stainless steel sink with drainer and chrome mixer tap, integrated four-ringed gas hob with extractor fan over, integrated oven and grill, integrated dishwasher, space for fridge freezer, recess spotlighting, tiled effect flooring, gas central heating radiator, double glazed windows to rear aspect, composite door with double glazed window stable door to rear aspect and door leading through to utility room.

Utility Room

8' 10" x 6' 11" (2.7m x 2.1m)

Matching high and low level storage units with roll edged work surfaces over, tiled walls to splash prone areas, space and plumbing for washing machine and tumble dryer, tiled effect flooring and double glazed window to rear aspect.

Downstairs W/C

Two piece suite comprising of a low level W/C and a wall mounted hand wash basin, gas central heating radiator, tiled splash back and double glazed opaque window to rear aspect.

Bedroom Three

15' 1" x 9' 2" (4.6m x 2.8m)

Double glazed window to front aspect, gas central heating radiator, built-in wardrobes and door leading to ensuite.

Ensuite

Four piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap, bath and walk-in mains fed thermostatic controlled shower, tiled walls throughout, gas central heating radiator, double glazed opaque window to rear aspect and vinyl flooring.

First Floor Landing

Double glazed skylight window, gas central heating radiator and doors leading to other rooms.

Bedroom One

16' 1" x 19' 0" (4.9m x 5.8m)

Double glazed windows to front aspect, gas central heating radiator, built-in dresser and storage, wardrobes and door leading to ensuite.

Ensuite

Three piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit with chrome mixer tap and a walk-in mains fed thermostatic controlled shower, heated towel rail/radiator, tiled walls throughout and recess spot lighting.

Bedroom Two

16' 1" x 14' 9" (4.9m x 4.5m)

Double glazed window to front aspect, loft access, gas central heating radiator and built-in wardrobes.

House Bathroom

8' 2" x 14' 1" (2.5m x 4.3m)

Four piece suite comprising of a low level W/C, hand wash basin mounted over vanity unit, corner bath and walk-in mains fed thermostatic controlled shower, tiled walls throughout, chrome heated towel rail/radiator, recess spot lighting and double glazed opaque windows to rear aspect.

Outside

Front of the property has a raised block paved walkway leading to front door with a covered porch, area with mature shrubs, trees and bushes, brick walling to boundaries and pedestrian access to rear of property via a block paved walkway. Rear of the property is a block paved area with an outside tap, brick walling to boundaries and access to the kitchen. Multiple off-street parking is provided by a double tarmacked driveway leading to an attached garage with an up and over door, power and lighting, gas central heating radiator, loft access, double glazed opaque window to rear aspect. There is also additional parking to the side with approximate space for 2 vehicles.

Property Particulars: D1