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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

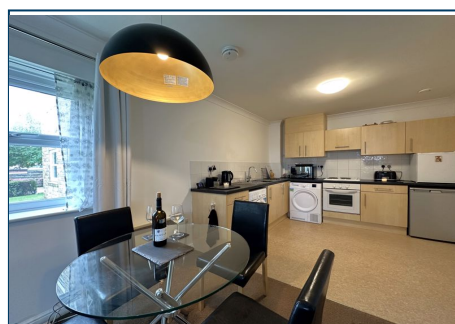
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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 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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Wentworth Mews, Ackworth, WF7 7EN

Two Bedroom Apartment
Offers in Excess of £130,000

**Ideal For First Time Buyers or Downsizers : Ground Floor Position :
Open Plan Lounge and Dining Kitchen : Double Bedrooms Throughout : Modern
Bathroom and En-Suite : Direct Access Through French Doors to Gardens :
Allocated Parking Space : Close to Local Amenities and
Open Countryside : Leasehold: 107 Years remaining as of 2023:
Ground Rent £246.00: Service Charge £1091**

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive, ground floor, light and airy two bedroom apartment situated within the popular residential area of Ackworth.

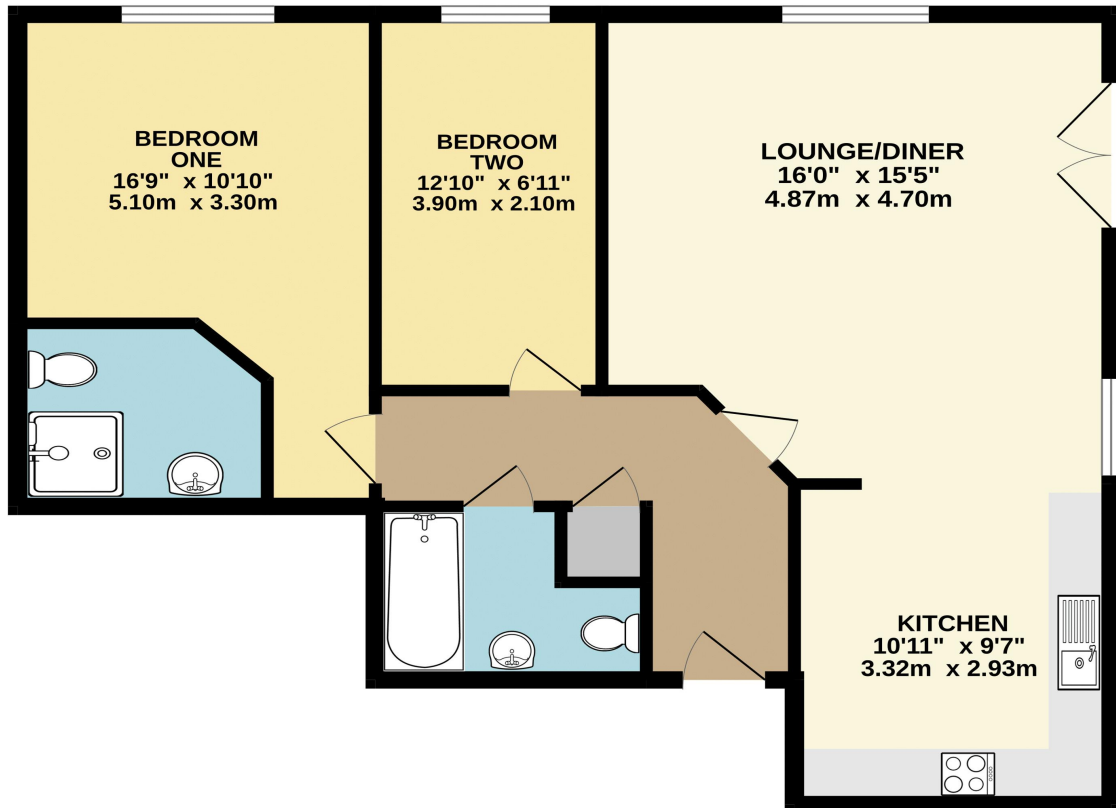
This generous and modern apartment is located close to a full range of local amenities found within Ackworth and Pontefract town centre, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises; hallway and store room, spacious lounge through dining room, modern kitchen, master bedroom with en-suite, second double bedroom and modern bathroom.

The property further benefits from having direct access to the well maintained gardens as well as private off street parking. Available with no onward chain an internal viewing is highly recommended. Leasehold: 107 Years remaining as of 2023: Ground Rent £246.00: Service Charge £1091. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 sq.m.) approx.
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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Entrance Hallway

Enter through main entrance door to front aspect, storage/airing cupboard, electric radiator and doors leading through to other rooms.

Kitchen

8' 10" x 10' 2" (2.7m x 3.1m)

Matching high and low level storage units with roll edged work surfaces over, tiled walls to splash prone areas, inset stainless steel sink with half sink, drainer and chrome mixer tap, integrated four-ringed gas hob with oven and grill beneath and extractor fan over, space and plumbing for washing machine/dishwasher, space for fridge freezer, vinyl flooring, electric radiator and opening through to lounge/diner.

Lounge/Diner

18' 1" x 15' 5" (5.5m x 4.7m)

UPVC double glazed window to side and rear aspect, electric radiator and UPVC double glazed French doors leading to shared garden.

Bedroom One

16' 9" x 10' 10" (5.1m x 3.3m)

UPVC double glazed window to rear aspect, electric radiator and door leading through to en-suite.

En-suite

Three piece suite comprising of a low level W/C, pedestal hand wash basin and a walk-in mains fed thermostatic controlled shower, tiled walls to splash prone areas and vinyl flooring.

Bedroom Two

12' 10" x 6' 11" (3.9m x 2.1m)

UPVC double glazed window to rear aspect and electric radiator.

House Bathroom

5' 11" x 8' 2" (1.8m x 2.5m)

Three piece suite comprising of a low level W/C, pedestal hand wash basin and panelled bath with chrome mixer tap and shower head attachment, tiled walls to splash prone areas and vinyl flooring.

Outside

A communal, south facing, shared garden which is mainly laid to lawn with bushes shrubs and trees to borders, brick walling and wrought iron fencing to boundaries. Off-street parking is provided by a private space at the front of the property.

Property Particulars: D1