

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

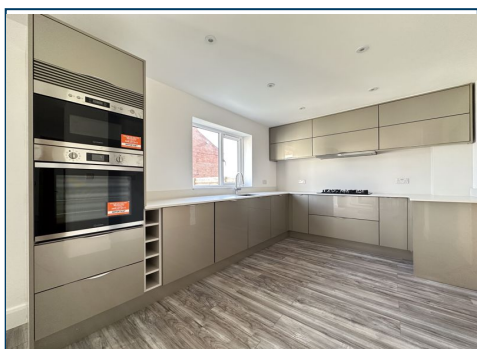
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN  
 t: 01977 233124 f: e: sales-pontefract@enfields.co.uk www.enfields.co.uk

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. Conformation 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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Doncaster Road, Ackworth, WF7 7BZ

Five Bedroom End Terrace  
**Offers in Excess of £300,000**

**Full Modern Renovation Throughout : Open Plan Living to Downstairs  
: Modern High Spec Kitchen : Downstairs W/C : Double Bedrooms  
Throughout : Modern Bathroom and En-Suite : Garden Room/Office  
: Multiple Off Street Parking : No Onward Chain and Close to Local Amenities**



## PROPERTY DETAILS

Enfields are delighted to offer for sale this immaculate five bedroom detached home situated within a popular residential area of Ackworth.

With modern presentation throughout, this family home is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Outlet Village all of which have a vast range of shops, supermarkets, cafes, post office, public houses and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, Nostell Priory and Pontefract Park both of which have acres of 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 property briefly comprises; to the ground floor, reception hallway, downstairs W/C, expansive lounge area and modern dining kitchen. To the first floor; four good sized double bedrooms and a modern house bathroom. To the second floor; an expansive master bedroom with modern en-suite.

The property further benefits from having a sunny positioned garden with a detached outbuilding that can be used for multiple purposes such as a garden room which is ideal for outside entertaining or an office for home working. Multiple off-street parking is also provided by means of a driveway. Available with no onward chain, an internal viewing is highly recommended to appreciate the quality and space this family home has to offer. Further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS



TOTAL FLOOR AREA : 1591 sq.ft. (147.9 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

UPVC door to front aspect, wood effect flooring, gas central heating radiator, stairs leading to first floor landing and door to downstairs W/C, double doors leading to lounge.

## Downstairs W/C

*6' 11" x 3' 3" (2.1m x 1.0m)*

Two piece suite comprising of a low level W/C with soft close mechanism and a hand wash basin mounted over vanity unit with chrome mixer tap, tiled splash back, plumbing and space for washing machine, UPVC double glazed opaque window to front aspect, wood effect flooring and a gas central heating radiator.

## Lounge

*13' 5" x 14' 9" (4.1m x 4.5m)*

UPVC double glazed windows to front aspect in a bay, wood effect flooring and a gas central heating radiator.

## Dining Kitchen

*9' 6" x 24' 11" (2.9m x 7.6m)*

Kitchen having matching high and low level storage units with granite work surfaces over and matching splash backs over, inset stainless steel sink with chrome mixer tap, integrated five-ringed gas hob with extractor fan over, integrated oven, grill and microwave, recess spotlighting, useful walk-in pantry under stairs storage, integrated dishwasher, wood effect flooring and UPVC double glazed window to rear aspect. Dining area having wood effect flooring, gas central heating radiators and UPVC double glazed French doors leading to rear garden.

## First Floor Landing

Recess spotlighting, stairs leading to master bedroom and doors leading to other rooms.

## Bedroom Two

*10' 6" x 10' 2" (3.2m x 3.1m)*

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

## Bedroom Three

*6' 11" x 14' 5" (2.1m x 4.4m)*

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

## Bedroom Four

*9' 6" x 10' 2" (2.9m x 3.1m)*

UPVC double glazed window to rear aspect and gas central heating radiator.

## Bedroom Five

*12' 6" x 6' 11" (3.8m x 2.1m)*

UPVC double glazed window to rear aspect and gas central heating radiator.

## House Bathroom

*9' 6" x 7' 3" (2.9m x 2.2m)*

Three piece suite comprising of a low level W/C with soft close mechanism, hand wash basin mounted over vanity unit with chrome mixer tap and a pannelled L-shaped bath with a chrome mixer tap and a mains fed thermostatic controlled shower with shower head attachment over, space and plumbing for washing machine, tiled walls to splash prone areas, wall-mounted chrome towel rail/radiator, UPVC double glazed opaque window to rear aspect and wood effect flooring.

## Master Bedroom

*17' 1" x 24' 7" (5.2m x 7.5m)*

Large space with multiple areas ideal for storage, UPVC double glazed windows to front aspect, UPVC double glazed skylight window, gas central heating radiators and door leading to en-suite.

## En-Suite

*9' 10" x 3' 11" (3.0m x 1.2m)*

Three piece suite comprising of a low level W/C with soft close mechanism, hand wash basin mounted over vanity unit with chrome mixer tap and walk-in mains fed thermostatic controlled shower with shower head attachment, gas central heating radiator, tiled walls to splash prone areas, UPVC double glazed skylight window and wood effect flooring.

## Outside

Front of the property has steps leading down to a stone walkway leading to front door with a covered porch area. Rear garden has a stone patio leading down to an artificial lawn area, a pebbled border, an outside tap, brick walling and timber fencing to boundaries, a timber gate giving rear access. A garden room having UPVC double glazed French doors, wood effect flooring, power and lighting and a UPVC double glazed window to side aspect. Off-street parking is provided by parking bays to the front of the house.

## Property Details: D1