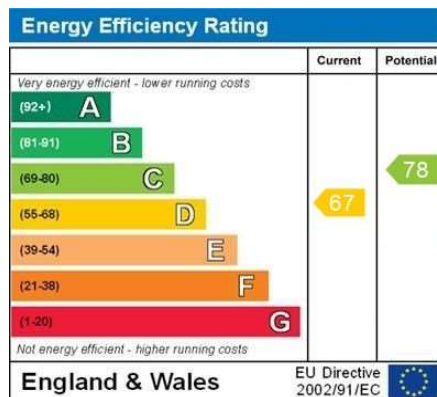


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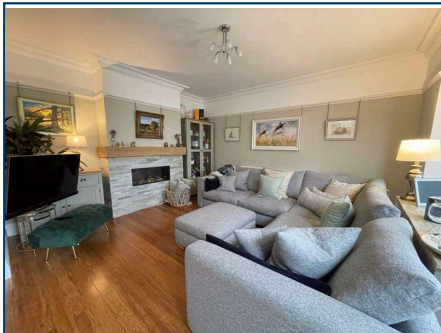
2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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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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## Long Lane, Ackworth, WF7 7EY Four Bedroom Semi-Detached **Offers in Excess of £500,000**

- Immaculate and Beautiful Family Home : Expansive Open Plan Dining Kitchen and Family Room : Separate Formal Lounge with Log Burner**  
**: Downstairs W/C and Utility Room : Good Size Bedrooms and Office**  
**: Master Suite with Walkthrough Wardrobe and Modern Shower Room**  
**: Modern House Bathroom with Roll Top Bath**  
**: Large Rear Garden with Patio Areas and Open Countryside Views**  
**: Expansive Gated Driveway and Detached Garage with Workshop**



## PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom, semi-detached property situated within an highly regarded residential area of Ackworth.

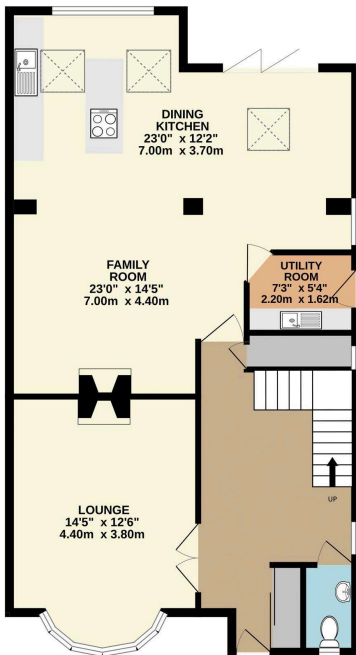
Beautifully presented throughout and tastefully extended providing expansive living spaces, this property is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Outlet Village, including shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at primary, secondary and tertiary levels as well as comprehensive transport links into Wakefield, Doncaster, Leeds and York.

The property itself comprises to the ground floor; reception hallway, downstairs w/c, utility room, lounge with bay window and log burner, modern open plan dining kitchen with a separate family lounge area. To the first floor; two double bedrooms, good sized single bedroom, office and modern family bathroom with underfloor heating. Second floor; master suite with a large bedroom area, storage, walkthrough wardrobe and a modern shower room.

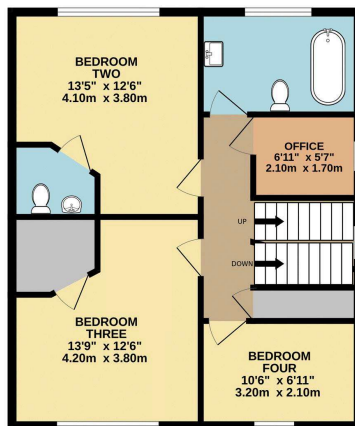
The property sits on an expansive plot and therefore has a good sized rear garden with additional features including open countryside views, patio/seating areas that are ideal for outside entertaining, hot tub area, garden room, 'Shepherd's Hut' and Chicken coop. Multiple off-street parking is also provided by means of an expansive driveway and a detached garage with workshop. This property would provide an excellent family home and therefore an internal and external viewing is highly recommended to appreciate what this property has to offer. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

## FLOOR PLANS

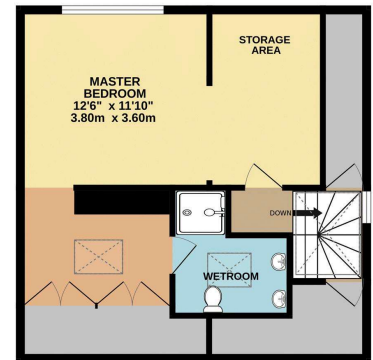
GROUND FLOOR



1ST FLOOR



2ND 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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### Entrance Hallway

Enter through a composite door to front aspect, UPVC double glazed window to side aspect, bamboo flooring, useful cloak cupboard, stairs leading to first floor landing and doors leading to a large utility cupboard and a Downstairs W/C.

### Lounge

*17' 1" x 12' 6" (5.2m x 3.8m)*

A spacious lounge with oak double doors, a feature fireplace with a wood burner having a stone surround and hearth, coving and picture rails, bamboo flooring and a UPVC double glazed bay window to front aspect.

### Dining Kitchen

*11' 6" x 11' 6" (3.5m x 3.5m)*

A large versatile space comprising a kitchen having matching high and low level storage units with Silestone worktops, inset double Belfast style sink with a chrome mixer tap, integrated combination electric oven and wine cooler, a kitchen island with a with Silestone worktop, induction four ring hob, space and plumbing for an American style fridge freezer, bamboo flooring, Velux windows, a large black aluminium double glazed window to rear aspect with integral blinds and a gas central heated radiator. Dining area having a UPVC double glazed window to side aspect, a gas central heated radiator, bamboo flooring, door giving access to utility room, bi-folding doors leading to the rear garden and an opening leading through to the family room.

### Family Room

*14' 5" x 12' 6" (4.4m x 3.8m)*

With bamboo flooring, TV points and a feature remote control gas fireplace with tiled surround, picture rail and coving to ceiling.

### Utility room

*4' 11" x 6' 7" (1.5m x 2.0m)*

With low level storage units, inset stainless steel sink with drainer and chrome mixer tap and door leading out to the side of the property.

### First Floor Landing

Gas central heated radiator, electrical and mains central heated airing cupboard, doors leading to first floor rooms and stairs leading to second floor.

### Office

Having a gas central heated radiator and UPVC double glazed window to side aspect.

### House Bathroom

A three piece suite comprising of a standalone rolled edge bath with a chrome mixer tap and a handheld shower head attachment, a low level WC and a pedestal hand wash basin mounted over a vanity unit with a marble worktop, underfloor heating, UPVC double glazed window with integral blinds to rear aspect, marble tiling to splash prone areas and wood effect tiled flooring.

### Bedroom Two

Having a gas central heated radiator, a UPVC double glazed window to rear aspect and a door leading to a WC.

### WC

Having a pedestal hand wash basin and a low level WC, a wall-mounted gas heated chrome towel rail, wood effect flooring and half wall panelling.

### Bedroom Three

Having a gas central heated radiator, a UPVC double glazed window to front aspect and a door leading to a walk-in storage cupboard.

### Bedroom Four

A gas central heated radiator and a UPVC window to front aspect.

### Second Floor Landing

Giving access to two large eave storage rooms, UPVC double glazed window to side aspect, a large Velux window and door leading to master bedroom.

### Master Bedroom

A large double room with a gas central heated radiator, UPVC double glazed window to rear aspect and a dressing area which has built-in wardrobes, a Velux window and door leading to en-suite wetroom.

### En-suite Wetroom

A three piece suite comprising of a mains fed thermostatic controlled shower with a rainfall showerhead and an additional shower attachment, low level WC, twin pedestal hand wash basins mounted over a vanity unit, a Velux window, underfloor heating and a wall-mounted towel rail.

### Outside

The front of the property having an electric gate with a stone wall to boundary and a large driveway to the front and side aspect for multi vehicle parking which leads to a detached garage with UPVC double glazed window to side aspect, power, lighting and a remote controlled electric door. The rear garden is mainly laid to lawn but also has two patio areas which is ideal for outside entertaining, mature shrubs and bushes to the borders and a garden room to the rear of the garage which is entered through a single door. The garden room includes a wood burner, a Velux window and UPVC double glazed windows to both side and rear aspect.

### Property Details: D1