

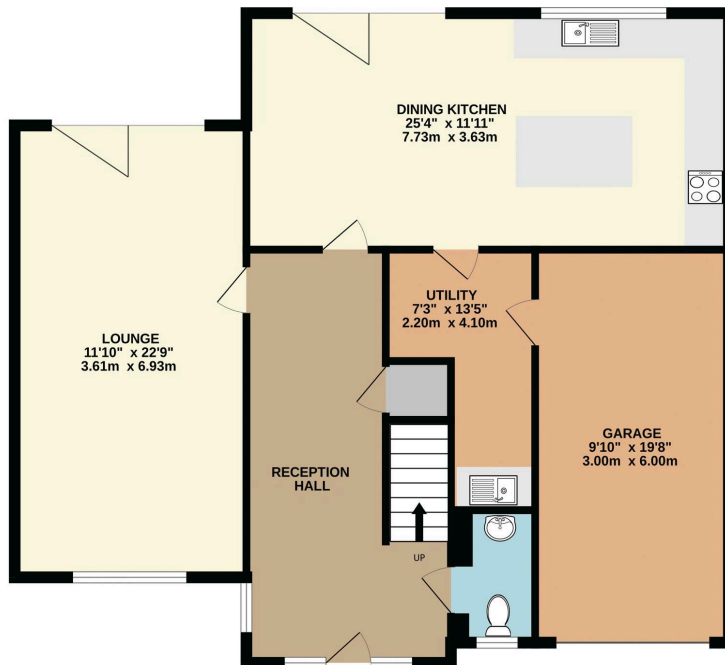


Burnham Court, Ackworth Road, Pontefract, WF8 4NQ

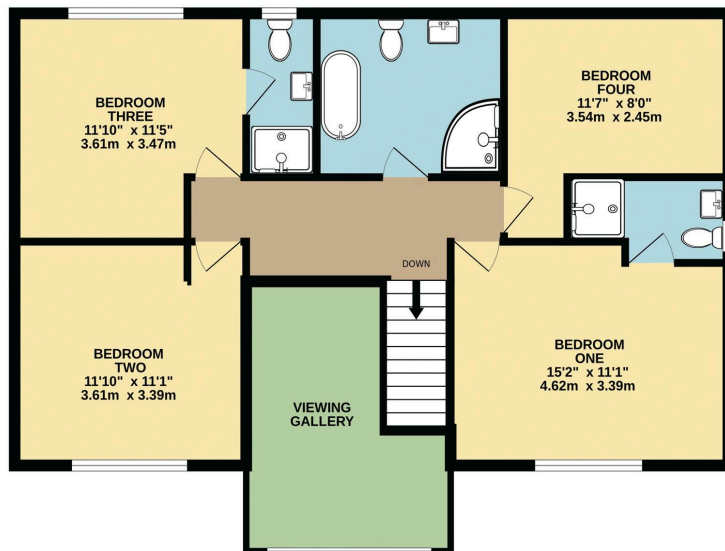
Four Bedroom Detached, **Offers in Excess of £550,000**

Private Gated Development of Just Two Properties : 1900 sq/ft of Modern High Quality Living Space : Open Plan Family/Dining Kitchen with Bi-Folding Doors : Utility Room and Downstairs W/C : Double Bedrooms Throughout : Modern Four Piece Bathroom and Two En-Suites : Garden to Front and Rear Including Patio Area : Double Driveway and Integral Garage : Close to Local Amenities, Schools, Public Transport and Motorway Links

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1900sq.ft. (176.5 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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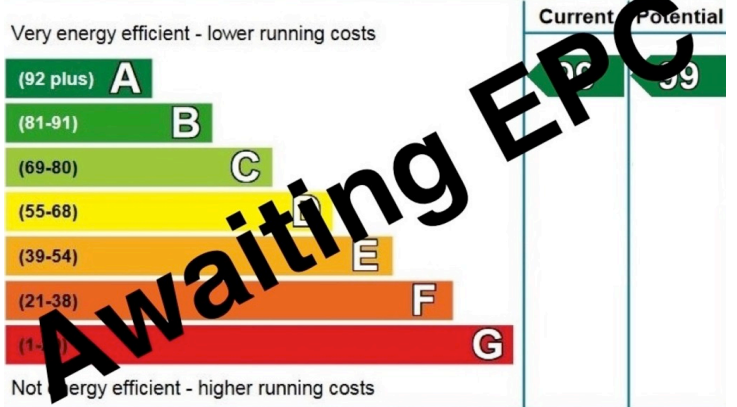
Enfields are delighted to offer for sale this brand new four bedroom detached home with high quality finishings throughout, situated within a highly regarded residential area of Pontefract.

Beautifully presented and modern in style, this 1900 sqft home is close to a full range of local amenities found within Pontefract town centre and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as local sports centres and swimming baths, Xscape Castleford, local golf courses and Pontefract Park with it's 1300 acres of parkland, lakes and woodland. With close proximity to good local schooling including Larks Hill and Carleton Park Infant and Junior Schools, King's and Carleton High Schools and Pontefract New College. The property is also close to train/bus stations providing extensive public transport links. Furthermore, the property is close to the M1, A1 and M62 for commuting further afield to such places as Leeds, York, Wakefield, Barnsley, Huddersfield and Doncaster.

The property itself comprises to the ground floor; expansive and impressive hallway, large double aspect lounge, open plan family/dining kitchen with fitted appliances and bi-folding doors, utility room and downstairs W/C. To the first floor; master bedroom with modern en-suite, guest bedroom with modern en-suite, two further double bedrooms and a modern four piece family bathroom with freestanding bath.

The property further benefits from having gardens to the front and rear which are ideal for outside entertaining while multiple vehicle parking is also provided by means of a double driveway and integral garage. With other features such as double electric gates, underfloor heating to ground floor and energy saving air source heat pumps a viewing is highly recommended to fully appreciate what is on offer. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

Energy Efficiency Rating



enfields

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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 Conveyancer 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.