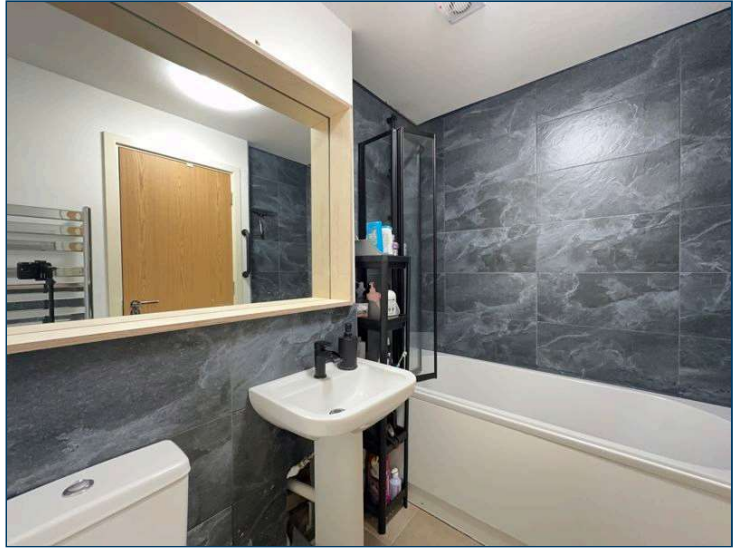


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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. 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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Turnberry Avenue, Ackworth, WF7 7FE Four Bedroom Semi-Detached **Offers in Excess of £250,000**

Well Presented Throughout : Modern Open Plan Dining Kitchen : Two W/C's : Large Lounge and Separate Dining Room : Good Sized Bedrooms Throughout : Modern House Bathroom with Shower : Sunny Positioned Garden with Patio : Driveway and Detached Garage : Close to Local Amenities and Schools

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive four bedroom link semi-detached situated within the popular residential area of Ackworth.

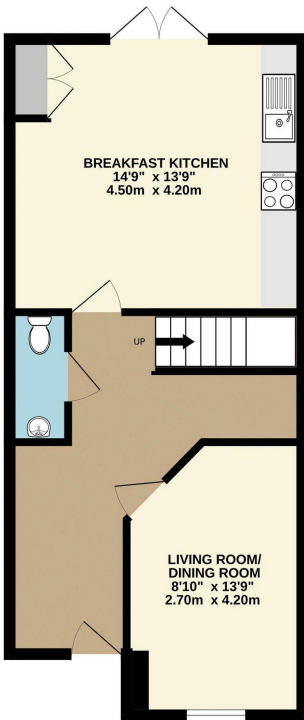
Well presented and stylish throughout, this family home is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Outlet Village including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises; to the ground floor, entrance hallway, downstairs w/c, living room and modern dining kitchen with French doors to garden. To the first floor; good sized lounge, double bedroom and modern w/c. To the second floor; an expansive master bedroom with walk-in wardrobe, two other good sized bedrooms and a modern three piece house bathroom.

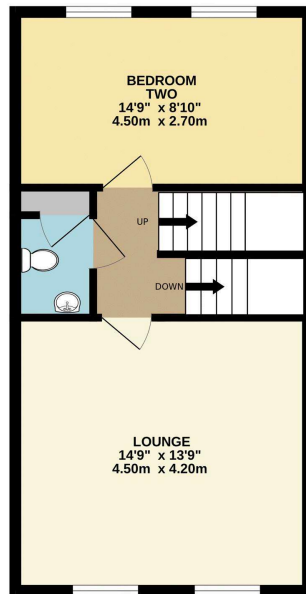
The property further benefits from having a private and enclosed child friendly garden to the rear which has a sunny positioned patio/seating area. Off-street parking is provided by means of a driveway and detached garage. Spacious and well-proportioned accommodation throughout an internal viewing is highly recommended. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

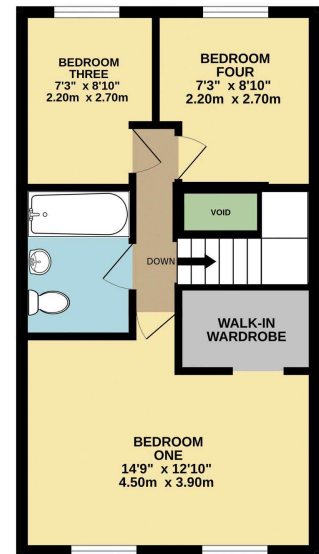
GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 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

10' 6" x 5' 7" (3.2m x 1.7m)

Composite door to front aspect, tiled flooring throughout, gas central heating radiator, stairs leading to first floor landing and doors leading to other rooms.

Living Room/Dining Room

13' 9" x 8' 10" (4.2m x 2.7m)

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

Downstairs W/C

6' 7" x 2' 11" (2m x 0.9m)

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, tiled effect flooring and a gas central heating radiator.

Dining Kitchen

13' 9" x 14' 9" (4.2m x 4.5m)

Matching high and low level storage units with roll edged wood effect work surfaces over and complimentary tiled splash backs, inset stainless steel sink with drainer and chrome mixer tap, integrated four-ringed electric hob with extractor fan over, oven and grill beneath, space for full size fridge freezer, space and plumbing for washing machine, space and plumbing for dishwasher, gas central heating radiator, tiled flooring throughout and UPVC double glazed French doors leading to rear garden.

First Floor Landing

Gas central heating radiator, doors leading to other rooms and stairs leading to second floor landing.

Lounge

13' 9" x 14' 9" (4.2m x 4.5m)

UPVC double glazed windows to front aspect and a gas central heating radiators.

First Floor Bathroom

4' 3" x 3' 11" (1.3m x 1.2m)

Two piece suite comprising of a low level W/C with soft close mechanism, pedestal hand wash basin with chrome mixer tap and tiled splash back, gas central heating radiator, useful airing cupboard and tiled flooring.

Bedroom Two

8' 10" x 14' 9" (2.7m x 4.5m)

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

Second Floor Landing

Gas central heating radiator, doors leading to other rooms, loft access. Loft access being partially boarded.

Bedroom One

12' 10" x 14' 9" (3.9m x 4.5m)

UPVC double glazed window to front aspect, gas central heating radiators and walk-in wardrobe area with wood effect flooring.

Bedroom Three

11' 2" x 7' 3" (3.4m x 2.2m)

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

Bedroom Four

8' 10" x 7' 3" (2.7m x 2.2m)

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

House Bathroom

7' 7" x 4' 3" (2.3m x 1.3m)

Three piece suite comprising of a low level W/C with soft close mechanism, pedestal hand wash basin with mixer tap, panelled bath with a mixer tap and a mains fed thermostatic controlled shower head attachment over, tiled walls to splash prone areas and a wall-mounted gas central heated towel rail.

Outside

Front of the property has a small garden area which is mainly laid to lawn with bushes and shrubs to borders and a stone walkway leading to front door with a covered porch. Rear garden accessed via side of property through a timber gate. Rear garden being split over three tiers with the top tier having a stone patio area ideal for seating with brick wall and wrought iron fencing to boundaries, a wrought iron gate leading down to middle tier which is mainly laid to lawn with timber steps leading down to lower tier which is a stone patio area with a timber storage shed, double timber gates to side aspect, an outside tap, an outside power socket and timber fencing to boundaries. Multiple off-street parking is provided by an adjacent tarmacked driveway leading to a detached garage which has power, lighting, an up and over door and an electric car charging point.

Property Details: D1