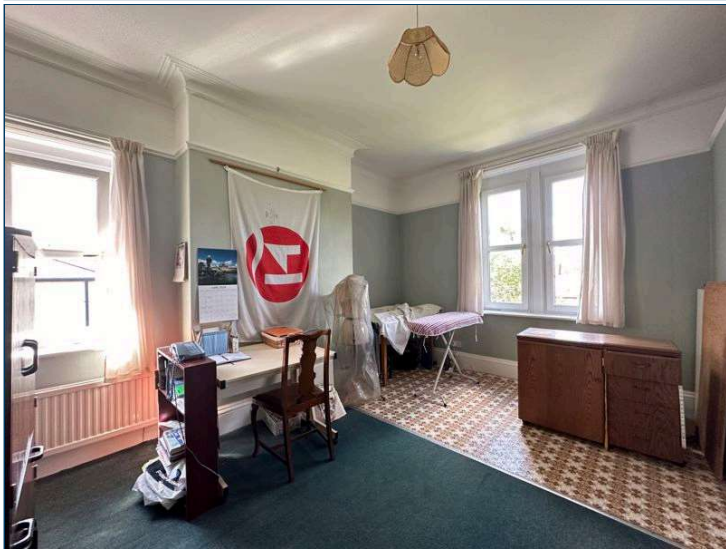


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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 we 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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## Barnsley Road, Ackworth, WF7 7NB Four Bedroom Semi-Detached **Offers in Excess of £450,000**

**Character Period Property : In Need of Some Modernisation  
: Lounge, Snug and Conservatory : Open Plan Dining Kitchen  
: Good Sized Bedrooms Throughout : Sunny Positioned Garden with  
Countryside Views : Sought After Location : Close to Local Amenities and  
Public Transport : Viewing A Must to Fully Appreciate**

## 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.

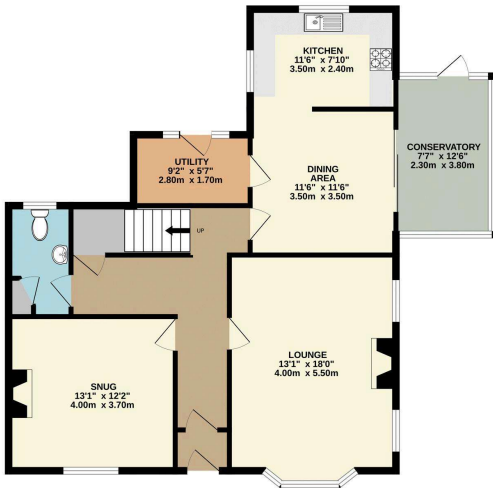
In need of some modernisation, this character period property is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Outlet Village, including shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities 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, dining kitchen, snug and conservatory. To the first floor; two large double bedrooms, good sized single bedroom, family bathroom, wet room and additional W/C. To the second floor; a large bedroom, with a range of built-in storage and an en-suite.

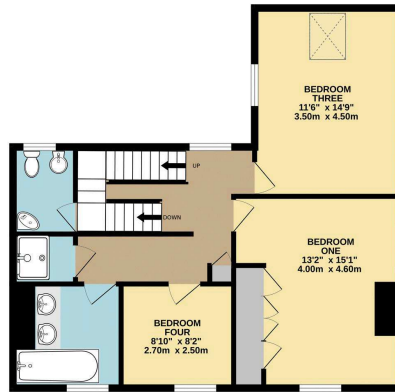
The property having attractive gardens to the front and rear with additional features including a patio/seating area that is ideal for outside entertaining. This property would provide an excellent family home and therefore an internal and external viewing is highly recommended to appreciate what this 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  
993 sq.ft. (98.5 sq.m.) approx.



1ST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



2ND FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1927 sq.ft. (179.0 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 Porch 3' 7" x 4' 3" (1.1m x 1.3m)**

Enter through wooden door with opaque window panel to front aspect, wood effect flooring and door leading through to entrance hallway.

**Entrance Hallway 15' 9" x 12' 2" (4.8m x 3.7m)**

Wood effect flooring, window to rear aspect, stairs to first floor landing, door giving access to cellar, gas central heating radiators and doors leading through to other rooms.

**Downstairs W/C 8' 10" x 4' 11" (2.7m x 1.5m)**

Two piece suite comprising of a low level W/C and a pedestal hand wash basin with chrome taps, a built-in storage cupboard and a double glazed window to rear aspect.

**Snug 12' 2" x 13' 1" (3.7m x 4m)**

UPVC double glazed window to front aspect, gas central heating radiator, feature electric fireplace with a marble hearth and picture railings to walls.

**Lounge 18' 1" x 13' 1" (5.5m x 4m)**

A well-presented room with UPVC double glazed windows to side aspect and front aspect in a bay, decorative ceiling coving and rose, gas central heating radiators, picture railing to walls and a feature gas fireplace with a decorative 'Adam' style surround, marble hearth and back.

**Dining Kitchen 19' 4" x 11' 6" (5.9m x 3.5m)**

Dining area having wood effect flooring throughout, door leading through to utility room, sliding doors leading to conservatory, opening through to kitchen. Kitchen having matching high and low level storage units with rolled edge wood effect work surfaces and matching splash backs over, inset sink, half sink and drainer with chrome mixer tap, integrated four-ringed gas hob with extractor fan over, integrated oven and grill, integrated fridge, gas central heating radiator, tiled flooring throughout, UPVC double glazed windows to side and rear aspects.

**Utility Room 5' 7" x 9' 2" (1.7m x 2.8m)**

Space and plumbing for washing machine, space for freezer, inset sink with chrome taps, boiler and tiled flooring throughout, gas central heating radiator, tiled walls to splash prone areas and wooden door with double glazed window panel leading to rear garden.

**Conservatory 12' 6" x 7' 7" (3.8m x 2.3m)**

Wood effect flooring, gas central heating radiator, UPVC double glazed windows to front, rear and side aspects, water supply and a UPVC door leading out to rear garden.

**First Floor Landing**

UPVC double glazed window to rear aspect, useful airing cupboard, doors leading into other rooms and stairs leading to second floor.

**W/C 6' 11" x 4' 11" (2.1m x 1.5m)**

Comprising of a low level W/C, a hand wash basin mounted over vanity unit with chrome taps, a bidet, tiled half walls and UPVC double glazed window to rear aspect.

**Bedroom One 15' 1" x 10' 10" (4.6m x 3.3m)**

Gas central heating radiators, UPVC double glazed windows to side and front aspect and built-in wardrobes.

**Bedroom Three 11' 6" x 14' 9" (3.5m x 4.5m)**

Gas central heating radiators, UPVC double glazed windows to side aspect and a double glazed skylight window.

**Bedroom Four 8' 2" x 8' 10" (2.5m x 2.7m)**

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

**House Bathroom 8' 6" x 8' 6" (2.6m x 2.6m)**

Comprising of twin hand wash basins and a tiled bath with chrome mixer tap, vinyl flooring, tiled walls to splash prone areas, gas central heating radiator and a UPVC double glazed window to front aspect.

**Shower Room 3' 7" x 4' 11" (1.1m x 1.5m)**

Comprising of a mains fed thermostatic controlled shower, tiled wall and tiled floors.

**Second Floor Landing**

Having double wooden doors leading to bedroom en-suite.

**En-Suite 5' 3" x 4' 3" (1.6m x 1.3m)**

Three piece suite comprising of a low level W/C, a pedestal hand wash basin with a chrome taps and a walk-in mains fed thermostatic controlled shower, recess spotlighting, vinyl flooring and tiled walls throughout and a double glazed skylight window to rear aspect.

**Bedroom Two 14' 9" x 13' 1" (4.5m x 4m)**

Gas central heating radiators, UPVC double glazed window to front aspect, built-in wardrobes and storage with sliding doors and an opening through to a large additional storage area.

**Outside**

Front of the property is accessed through a wrought iron gate with stone steps and walkway leading to the front door, with gardens to either side comprising of decorative stone, mature bushes, shrubs and tree. Rear of the property has a garden which is mainly laid to lawn with a range of plants, flowers, bushes and trees, a stone patio area, a walkway stretching round the side of house to the conservatory, brick walling and timber fencing too boundaries, a timber fence giving access to a shared tunnel walkway.

**Property Details: D1**