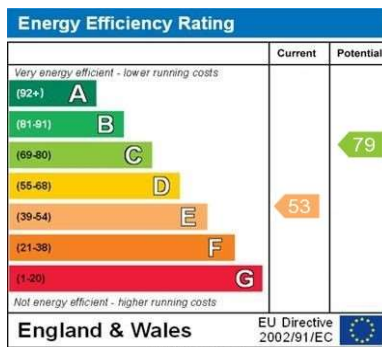


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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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 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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Wakefield Road, Ackworth, WF7 7BQ Four Bedroom Period Detached **Offers in Excess of £325,000**

Semi Rural Location on the Edge of Ackworth : Lounge, Sitting Room and Dining Room : Contemporary Breakfast Kitchen and Utility Room : Family Bathroom and Modern En-Suite : Modern and Original Period Features Throughout : Mature Gardens to Both Front and Side with a Sunny Positioned Patio : Multiple Vehicle Parking : Close to Local Amenities and Schools : Ideal Position for Commuting to Wakefield, Doncaster, York and Leeds

PROPERTY DETAILS

Enfields are delighted to offer for sale this stunning and substantial four bedroom detached period home, built in the late Victorian era, in the popular residential area of Ackworth.

This family home is located close to a full range of local amenities found within Pontefract town centre and Glasshoughton freeport, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses and Pontefract Park with its 1300 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 itself comprises to the ground floor; reception hallway, lounge, open plan dining room through breakfast kitchen, sitting room and utility room. To the first floor; four good sized bedrooms, with master having en-suite and dressing room which could be a potential fifth bedroom, and a house bathroom with corner bath.

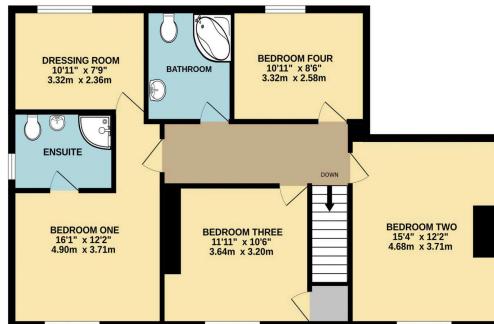
The property further benefits from having good sized landscaped gardens to both the front and side with a patio/seating area. Multiple parking is provided by means of a driveway and additional courtyard to the rear. This family home is located a popular area, close to excellent local schools and amenities. An internal viewing is highly recommended to appreciate what this family home has to offer. Freehold: Energy Performance Rating E: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
853 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA: 1673 sq.ft. (155.4 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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Reception Hall

Decorative double doors with opaque stained glass leaded window panels to front aspect, wrought iron gas central heated radiator, brick walls and UPVC double glazed windows to side aspects, exposed stone wall, Oak herringbone flooring, opening through into inner hallway having stairs leading to first floor and doors into dining room and lounge.

Lounge 14' 1" x 12' 2" (4.3m x 3.7m)

UPVC double glazed sash window to front aspect, gas central heated radiator, picture rails, feature gas fire mounted on tiled hearth with timber 'Adam style' surround.

Dining Room 14' 1" x 11' 6" (4.3m x 3.5m)

Composite double doors with UPVC double glazed window panels to front aspect, wrought iron gas central heated radiators, feature period style fireplace with log burner and open stone back, vinyl click wood effect flooring, door leading into downstairs W/C and opening through into breakfast kitchen.

Breakfast Kitchen 9' 10" x 15' 9" (3m x 4.8m)

Matching high and low level storage units with Quartz worksurfaces over and splash backs, inset ceramic sink with half sink and mixer tap, four-ringed gas hob with Downdraft extractor fan, oven, grill and microwave, integrated fridge-freezer and dishwasher, breakfast bar, exposed stone walls, vinyl click wood effect flooring, UPVC double glazed windows to rear aspect, recessed spotlighting and UPVC stable door to side aspect leading out to enclosed rear patio area.

Downstairs W/C

Two piece suite comprising of low level W/C with soft closing mechanism and hand wash basin mounted over vanity unit with tiled splash backs, exposed brick wall and feature quarry tiled flooring.

Sitting Room 14' 1" x 12' 2" (4.3m x 3.7m)

UPVC double glazed sash window to front aspect, gas central heated radiator, exposed stone wall, built-in storage units and door leading into utility room.

Utility Room 9' 10" x 10' 2" (3m x 3.1m)

Matching high and low level storage units with solid Oak work surfaces over, inset ceramic sink with mixer tap, integrated fridge-freezer, washing machine and dryer, solid Oak herringbone flooring, recessed spotlighting, exposed brick wall, gas central heated radiators and UPVC double glazed window to rear aspect.

First Floor Landing

Loft access, dado rail and doors leading to first floor rooms.

Master Bedroom 14' 1" x 12' 2" (4.3m x 3.7m)

UPVC double glazed sash window to front aspect, gas central heated radiator and dado rail.

En-suite

Three piece suite comprising of low level W/C with soft closing mechanism, pedestal hand wash basin with chrome mixer tap and walk-in electric shower, heated towel rail/radiator, recessed spotlighting, UPVC double glazed window to side aspect, tiling to part walls and tiled flooring throughout.

Dressing Room 7' 10" x 10' 6" (2.4m x 3.2m)

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

Bedroom Two 10' 6" x 11' 10" (3.2m x 3.6m)

UPVC double glazed sash window to front aspect, gas central heated radiator and useful storage cupboard housing boiler.

Bedroom Three 9' 10" x 12' 10" (3m x 3.9m)

UPVC double glazed sash window to front aspect, gas central heated radiator, dado rail, door leading to en-suite and bedroom five/dressing room.

Bedroom Four 8' 6" x 10' 6" (2.6m x 3.2m)

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

House Bathroom 8' 6" x 6' 3" (2.6m x 1.9m)

Three piece suite comprising of low level W/C, pedestal hand wash basin and corner panelled bath with shower head attachment, inset marble vanity unit, recessed spotlighting, gas central heated radiator, tiled walls and flooring throughout.

Outside

The front garden being mainly laid to lawn with Indian sandstone pathway, accessed via a wrought iron gate with steps leading down to entrance door, further steps leading up to a raised area which would be ideal for seating, bushes, shrubs and trees to borders, brick walls to boundaries, access to the rear of the property through a side gate. To the rear is a private patio area having artificial lawn, steps leading up to kitchen access door, wrought iron and timber gate. Multiple off-street parking is provided by means of a private driveway and parking bays to rear of property.

Property Particulars: D1