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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(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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Ackworth Road, Featherstone WF7 5ND Two Bedroom Detached Bungalow, **Offers in the Region Of £450,000**

No Onward Chain : Lounge, Dining Room and Conservatory : Good Sized Double Bedrooms : Four Piece Bathroom with Walk-In Shower : Expansive Plot with Large Gardens to Front and Rear : Multiple Off Street Parking and Detached Garage : Potential For Further Expansion (Subject to Planning) : Close to Local Amenities and Public Transport : Viewing A Must to Fully Appreciate Size of Property and Gardens

PROPERTY DETAILS

Enfields are delighted to offer for sale this expansive two bedroom detached bungalow situated within the highly regarded residential area of Ackworth Road, Featherstone

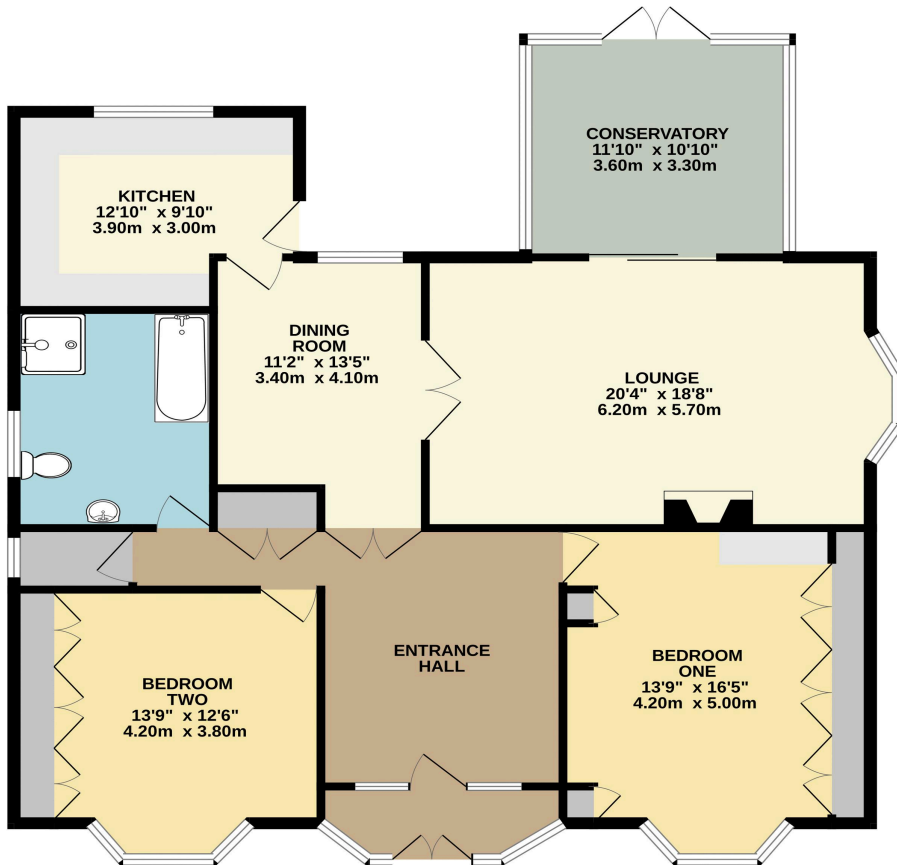
Occupying a good sized plot and providing flexible living space, this property is located close to a full range of local amenities found within Featherstone town centre and Junction 32 Outlet Village, including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford local golf courses, 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; entrance porch, entrance hallway, lounge, dining room, conservatory, kitchen, two good sized bedrooms and a family bathroom.

The property also has well stocked and maintained gardens to all sides with a paved patio area ideal for outside entertaining. Multiple off-street parking is also provided by means of a driveway and a detached garage. Available with no onward chain, an internal viewing is highly recommended to appreciate the accommodation and potential this expansive property has to offer. Freehold: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
1332 sq.ft. (123.8 sq.m.) approx.



TOTAL FLOOR AREA: 1332 sq.ft. (123.8 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

4' 11" x 10' 10" (1.5m x 3.3m)

Enter through UPVC double glazed French doors to front aspect, UPVC double glazed bay windows to front aspect, tiled flooring and a UPVC door through to entrance hallway.

Entrance Hallway

12' 2" x 10' 10" (3.7m x 3.3m)

UPVC double glazed opaque windows to front aspect, gas central heating radiator, built-in storage cupboard, loft access and doors leading through to other rooms.

Kitchen

9' 10" x 12' 10" (3.0m x 3.9m)

Matching high and low level storage units with granite effect work surfaces over, tiled walls throughout, inset sink with drainer and chrome mixer tap, integrated four-gas electric hob with extractor fan over, integrated oven, microwave and grill, integrated full size fridge freezer, space and plumbing for washing machine, tiled flooring, decorative coving to walls, recess spotlighting, UPVC double glazed window to rear aspect, UPVC double glazed opaque door with stable door leading through to rear garden.

Dining Room

13' 5" x 11' 2" (4.1m x 3.4m)

UPVC double glazed window to rear aspect, gas central heating radiator and door through to kitchen and double doors leading through to lounge.

Lounge

13' 5" x 20' 4" (4.1m x 6.2m)

Feature electric fireplace with a marble 'Adam' style surround and a matching hearth and back, gas central heating radiators, a decorative ceiling rose, UPVC double glazed bay windows to side aspect and a UPVC double glazed sliding doors leading to conservatory.

Conservatory

10' 10" x 11' 10" (3.3m x 3.6m)

Tiled flooring, UPVC double glazed windows to rear and side aspects and double glazed French doors leading through to garden.

House Bathroom

10' 10" x 8' 2" (3.3m x 2.5m)

A white four piece suite comprising of a low level W/C, a pedestal hand wash basin with chrome mixer tap, a pannelled bath with chrome mixer tap and handheld shower head attachment and a walk-in mains fed thermostatic controlled shower, tiled walls and tiled floors throughout, wall-mounted gas heated towel rail, UPVC double glazed opaque window to side aspect and recess spotlights.

Bedroom One

16' 5" x 13' 9" (5.0m x 4.2m)

UPVC double glazed bay windows to front aspect, a decorative ceiling rose and coving, built-in wardrobes and a gas central heating radiator.

Bedroom Two

12' 6" x 13' 9" (3.8m x 4.2m)

UPVC double glazed bay windows to front aspect, built-in wardrobes and a gas central heating radiator.

Storage Room

2' 11" x 5' 3" (0.9m x 1.6m)

UPVC double glazed window to side aspect, tiled walls throughout and vinyl flooring throughout.

Outside

Front of the property has two gardens split by a centre driveway, gardens being mainly laid to lawn with borders incorporating bushes, trees and shrubs, low brick walling and hedging to boundaries, a stone patio area leading to the front door, access to side of property through wrought iron gates. Side of property having decorative pebbled borders, timber fencing to boundaries. Rear garden has a large stone patio area stretching around side of house, accessed directly from conservatory and kitchen, ideal for seating and entertainment, an expansive garden which is mainly laid to lawn, mature bushes, shrubs and trees to borders, made private with tall hedging and timber fencing to boundaries, timber shed for storage and an outside tap. Multiple off-street parking is provided by a large driveway leading to a detached garage with an up and over door and side access door.

Property Particulars: D1