

enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	77	
(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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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 Two Bedroom Townhouse, **£172,500**

**Well Presented Throughout : Modern Open Plan Kitchen and Lounge
: Good Sized Bedrooms Throughout : Modern House Bathroom with Shower
: Master Ensuite Bathroom : Garden with Patio Area
: Two Allocated Parking Spaces : Close to Local Amenities and
Public Transport : Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this impressive two bedroom townhouse situated within the popular residential area of Ackworth.

Well-presented throughout, this property is located in a popular semi-rural village close to open countryside as well as 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, a good sized double bedroom and a house bathroom. To the first floor; open plan kitchen/lounge. To the second floor; a good size double bedroom with built-in wardrobe, and a modern three piece en-suite bathroom.

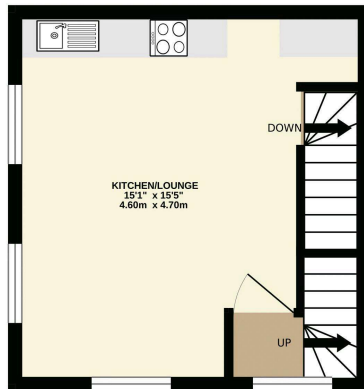
The property further benefits from having a private and enclosed child friendly garden to the side which has a patio/seating area. Off-street parking is provided by means of two allocated parking spaces. An internal viewing is highly recommended. Freehold: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

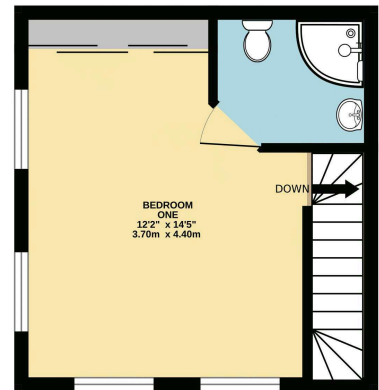
GROUND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



1ST FLOOR
224 sq.ft. (20.8 sq.m.) approx.



2ND FLOOR
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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

Enter through composite door with window panel to front aspect, wood effect flooring throughout, gas central heating radiator, useful storage cupboard, stairs leading to first floor landing and doors leading to other rooms.

Bedroom Two

15' 5" x 9' 2" (4.7m x 2.8m)

UPVC double glazed windows to front and side aspect, wood effect flooring, gas central heating radiator and UPVC door with double glazed door window panel leading to garden.

House Bathroom

5' 7" x 7' 7" (1.7m x 2.3m)

House Bathroom Three 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 and a walk-in electric shower with tiling to splash prone areas, a wall-mounted chrome central heated towel rail, useful understairs storage cupboard and tiled effect flooring.

First Floor Landing

Kitchen/Lounge

15' 5" x 15' 1" (4.7m x 4.6m)

Matching high and low level storage units with square edged work surfaces over with high gloss splash back, inset stainless steel sink with drainer and chrome taps, integrated four-ringed electric hob with extractor fan over, oven and grill beneath, integrated full sized fridge freezer, integrated dishwasher, gas central heating radiator, wall-mounted TV point, wood effect flooring throughout and UPVC double glazed windows to front and side aspects, door giving access to stairs which lead to second floor.

Second Floor Landing

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

Bedroom One

14' 5" x 12' 2" (4.4m x 3.7m)

UPVC double glazed windows to front and side aspect, gas central heating radiator and built-in wardrobes with sliding doors and door leading through to en-suite.

En-suite Bathroom

5' 7" x 6' 7" (1.7m x 2m)

Three piece suite comprising of a low level W/C with soft close mechanism, pedestal hand wash basin with mixer tap and a walk-in mains fed thermostatic controlled shower head with waterfall attachment over, wood effect flooring, tiled walls to splash prone areas and a gas central heating radiator.

Outside

Front of the property has a small garden area with decorative pebbled borders and a stone walkway leading to front door. Side garden accessed through a timber gate, being mainly laid to lawn with a stone patio area ideal for seating and entertaining, a timber storage shed, decorative wood chippings to borders incorporating bushes and shrubs, an outside power socket and timber fencing to boundaries. Multiple off-street parking is provided by two allocated parking spaces.

Property Particulars: D1