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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

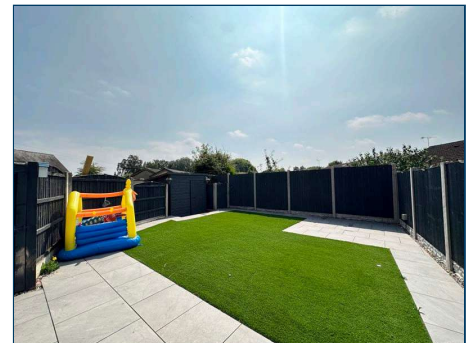
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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order; the buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily 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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Station Road, Ackworth, WF7 7HH

Two Bedroom Mid Terrace

Offers in Excess of £200,000

No Onward Chain : Occasional Third Bedroom to Loft : Modern Kitchen and Bathroom : Large Lounge Through Dining Room : Double Bedrooms Throughout : Landscaped Garden with Patio/Seating Area : 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 two bedroom, well presented, mid terraced property situated within the popular residential area of Low Akworth.

Well presented throughout, this home is located close to a full range of local amenities found within Ackworth, Pontefract 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 and Purston Park with its acres of parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level and is within easy reach of rail and motorway networks.

The property itself comprises to the ground floor; lounge through dining room and a large kitchen. To the first floor; two large double bedrooms and house bathroom. To the second floor; a large bedroom.

The property further benefits from having a southerly positioned and low maintenance rear garden. Available with no onward chain an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields

FLOOR PLANS



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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.
Made with Metropix ©2024

Lounge

11' 2" x 15' 1" (3.4m x 4.6m)

Enter through composite door to front aspect, UPVC double glazed window to front aspect, wall-mounted electric fire, gas central heating radiators, built-in storage cupboards, tiled marble effect flooring throughout and opening leading through to dining room.

Dining Room

12' 10" x 11' 10" (3.9m x 3.6m)

UPVC double glazed window to rear aspect, recess spotlights, a wall-mounted gas central heating radiator, tiled marble effect flooring throughout, stairs to first floor landing and door leading through to kitchen.

Kitchen

12' 10" x 8' 2" (3.9m x 2.5m)

Matching high and low level storage units with wooden squared edge work surfaces over and complementary tiled splash backs, inset ceramic Belfast sink with ceramic drainer and mixer tap, integrated four-ringed electric hob with extractor fan over, integrated oven, grill and microwave, integrated full sized fridge-freezer and dishwasher, recess spotlights, wall-mounted gas central heating radiator, useful understairs storage cupboard, tiled flooring throughout, UPVC double glazed window to rear aspect and composite door to side aspect leading to rear garden.

First Floor Landing

Wood effect flooring, doors leading into other rooms, glass pannelled bannisters and dropdown stairs leading to loft bedroom.

Bedroom One

11' 2" x 15' 1" (3.4m x 4.6m)

UPVC double glazed window to front aspect, wood effect flooring, gas central heating radiator and built-in wardrobes with mirrored sliding doors.

Bedroom Two

12' 10" x 9' 6" (3.9m x 2.9m)

UPVC double glazed window to rear aspect, wood effect flooring, gas central heating radiator and built-in wardrobes with mirrored sliding doors.

Family Bathroom

8' 10" x 8' 2" (2.7m x 2.5m)

Four piece suite comprising of low level W/C, a hand wash basin mounted over vanity unit with chrome mixer tap, a free standing bath with chrome mixer tap and handheld shower head attachment, a walk-in mains fed thermostatic controlled waterfall shower, recess spotlights, tiled walls, wall-mounted chrome gas central heating radiator, UPVC double glazed opaque window to rear aspect and tiled flooring throughout.

Bedroom Three

11' 2" x 14' 1" (3.4m x 4.3m)

A good size loft conversion having wood effect flooring, UPVC double glazed skylight windows, recess spotlights, recess spotlights and built-in storage cupboards and door leading through to walk-in wardrobe, leading to additional storage.

Outside

This south facing rear garden is smart and low maintenance in nature with a stone patio area leading to an artificial lawn garden area, an additional stone patio area to the rear, water tap, a timber shed for storage and timber fencing to boundaries.

Property Details: D1