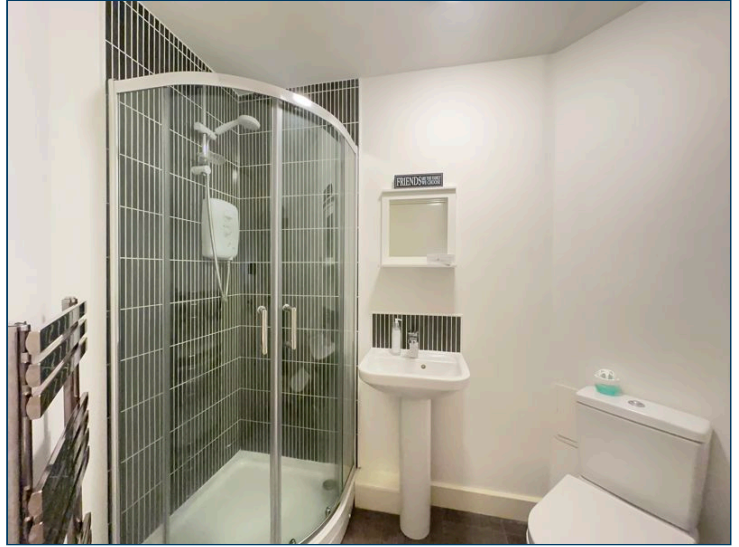


# enfields



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         | <b>90</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>77</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

# enfields

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 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.



# enfields



## Outfield Drive, Ackworth, WF7 7FN Two Bedroom Semi-Detached, **Offers in Excess of £165,000**

**Beautifully Presented Throughout : Modern Open Plan Lounge Through Dining  
Kitchen : Expansive Double Bedrooms : Modern Bathroom and En-Suite :  
Sunny Positioned Courtyard Style Garden : Double Off Street Parking : Highly  
Sought After Area : Close to Local Amenities and Schools : Good Rail, Bus and  
Road Transport Links**

# PROPERTY DETAILS

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

Beautifully presented and stylish throughout, this family home is located 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, double bedroom with fitted wardrobes and a shower room. To the first floor; open plan lounge/dining room through modern kitchen. To the second floor; an expansive master bedroom with fitted wardrobe and modern en-suite bathroom.

The property further benefits from having a sunny positioned, enclosed child friendly courtyard garden to the rear. Off-street parking is provided by means of a double parallel driveway. Spacious and well-proportioned accommodation throughout an internal viewing is highly recommended. Freehold: Energy Performance Rating C: Council Tax Band A. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

# FLOOR PLANS



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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.

Made with Metropix ©2024

## Entrance Hallway

Door to front aspect, gas central heated radiator, useful storage cupboard, stairs leading to kitchen, 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, gas central heated radiator, built in wardrobes with mirrored sliding doors.

## Bathroom

Three piece suite comprising of low level W/C with soft close mechanism, pedestal handwash basin with chrome mixer tap and tiled splashback, walk in electric shower with tiled walls, vinyl tiled effect flooring, wall mounted chrome gas central heated tower rail, understairs storage cupboard which has space and plumbing for washing machine.

## Kitchen

*15' 1" x 15' 1" (4.6m x 4.6m)*

Matching high and low level storage units with laminate roll edge work surfaces over and complimentary tiled splashbacks, inset stainless steel sink with drainer and chrome mixer tap, integrated four ring hob with extractor fan over and stainless steel splashback with integrated oven and grill beneath, integrated fridge and freezer, space and plumbing for full size fridge freezer, laminate wood effect flooring.

## Lounge/Dining Room

*15' 1" x 8' 10" (4.6m x 2.7m)*

Gas central heated radiator, UPVC double glazed windows to front and side aspect, door leading through to second floor access.

## Second Floor Landing

UPVC double glazed window to front aspect, gas central heated radiator, stairs leading to bedroom one.

## Bedroom One

*15' 1" x 15' 1" (4.6m x 4.6m)*

Gas central heated radiator, UPVC double glazed windows to front and side aspect, built in wardrobes with mirrored sliding doors, loft access, door leading through to en-suite bathroom.

## En-suite

Three piece suite comprising a low level W/C, handwash basin with mixer tap mounted over vanity unit, an L shaped bathtub with mixer tap and mains fed thermostatic controlled shower and handheld shower attachment over, tiled flooring and walls, wall mounted gas central heated tower rail.

## Outside

Front of the property has a stone walkway leading to front door with pebbled borders, side garden area accessed via a timber gate, laid with stone and pebbles, timber fencing to boundaries, Off-street parking is provided by means of a double parallel driveway, with a separate bin store area.

## Property Particulars: D1