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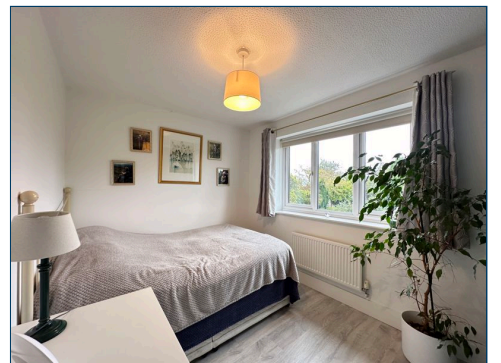
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	84
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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. Conformation 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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Stretton Close, Ackton, WF7 6HT Four Bedroom Detached, **Offers in Excess of £450,000**

**Extended and Larger Than Expected : Modern Open Plan Dining Kitchen :
Lounge and Study/Snug : Double Bedrooms Throughout : Modern En-Suite to
Master Bedroom : Expansive Plot with Large Rear Garden and Open
Countryside Views : Multiple Off Street Parking and Garage : Sought After Cul-
De-Sac Location : Good Rail, Bus and Road Transport Links**

PROPERTY DETAILS

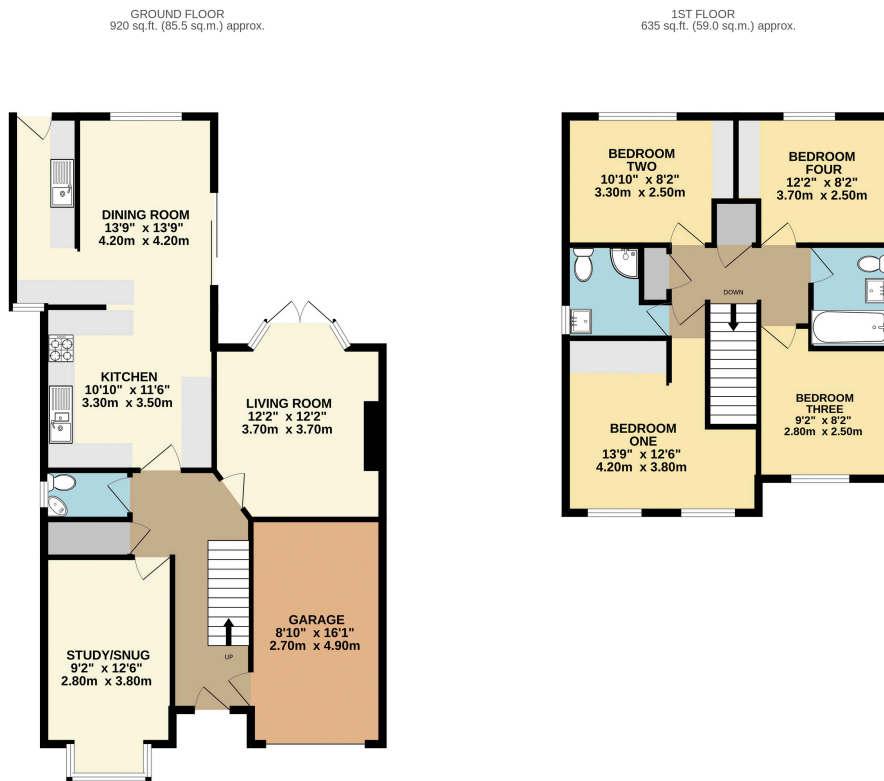
Enfields are delighted to offer for sale this impressive four bedroom detached situated within the popular and picturesque village of Ackton, Pontefract.

Extended and well presented throughout, this family home is located in a sought after cul-de-sac, along with a full range of local amenities found within Ackton, 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, downstairs w/c, modern breakfast kitchen with open plan dining room, study/snug and living room with French doors providing direct access to the garden. To the first floor; master bedroom with fitted wardrobes and en-suite shower room, three other double bedrooms and a family bathroom.

The property further benefits from a large garden with a patio for outside entertaining, lawn, play area, vegetable plots and views over open countryside, all of which need to be viewed to fully appreciate. Off-street parking is provided by means of an expansive driveway and integral garage. Available with no onward chain this spacious and well-proportioned property requires an internal and external viewing to fully appreciate what is on offer. Freehold: Energy Performance Rating C: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1556 sq.ft. (144.5 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

UPVC door with double glazed opaque window panel, UPVC double glazed opaque window to front aspect, engineered Canadian maple wood flooring throughout, gas central heated radiator, stairs leading into first floor landing, doors leading into other rooms, useful storage cupboard.

Study/Snug 12' 6" x 9' 2" (3.8m x 2.8m)

Engineered maple Canadian wood flooring, gas central heated radiator, UPVC double glazed bay window to front aspect.

Downstairs W/C

Two piece suite comprising of low level W/C with soft close mechanism and a pedestal hand wash basin with chrome taps, tiled splashbacks, gas central heated radiator, UPVC double glazed opaque window to side aspect.

Kitchen 11' 6" x 10' 10" (3.5m x 3.3m)

Matching high and low level storage units with granite effect square edge work surfaces over, with matching glass splashbacks, one and a half inset sink with drainer and chrome mixer tap, integrated four ring gas hob with extractor fan hood over, integrated ovens, warming drawer, full sized bosch fridge freezer and dishwasher, UPVC double glazed window to side aspect, karndean flooring throughout, gas central heated radiator, recessed spotlights, opening through to dining room.

Dining Room 13' 9" x 13' 9" (4.2m x 4.2m)

Karndean flooring throughout with underfloor heating, breakfast bar with wooden worksurface, recessed spotlights, double glazed skylight windows, UPVC double glazed sliding door to side aspect, UPVC double glazed windows to rear aspect, opening through to a utility area which has matching low level storage units with laminate marble effect roll edge work surfaces over, inset stainless steel sink with chrome mixer tap and drainer, space and plumbing for washing machine, UPVC double glazed window to front aspect, UPVC door with double glazed window panels leading to rear garden.

Living Room 12' 2" x 12' 2" (3.7m x 3.7m)

Engineered Canadian maple wood flooring, gas central heated radiator, UPVC double glazed windows to rear aspect, UPVC double glazed French doors leading to rear patio.

First Floor Landing

Doors leading into other rooms, storage cupboard, airing cupboard, loft access, wood effect flooring throughout.

House Bathroom

Three piece suite comprising of low level W/C with soft close mechanism, a pedestal handwash basin with chrome mixer tap, a pannelled bath with chrome mixer tap and shower head attachment over, tiled walls throughout, karndean flooring throughout, UPVC double glazed opaque window to side aspect.

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

Click wood effect flooring, gas central heated radiator, UPVC double glazed windows to front aspect, built in wardrobes, door leading through to ensuite bathroom.

En-suite

Three piece suite comprising of low level W/C with soft close mechanism, a hand wash basin mounted over vanity unit with chrome mixer tap, a walk in power mains fed thermostatic controlled shower, with showerhead attachment, tiled walls throughout, recessed spotlights, wall mounted chrome gas central heated tower rail, UPVC double glazed opaque window to side aspect, karndean tiled effect flooring.

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

Click wood effect flooring, gas central heated radiator, UPVC double glazed window to rear aspect, built in wardrobes.

Bedroom Three 8' 2" x 9' 2" (2.5m x 2.8m)

Click wood effect flooring, gas central heated radiator, UPVC double glazed window to front aspect.

Bedroom Four 8' 2" x 12' 2" (2.5m x 3.7m)

Click wood effect flooring, gas central heated radiator, UPVC double glazed window to rear aspect, built in wardrobes.

Outside

The front of the property has a small garden area that is mainly laid to lawn, with borders incorporating bushes and shrubs, a tiled covered front porch, multiple off street vehicle parking provided by means of a double tarmac driveway, leading to an integral garage with a thermal insulated door, power, lighting and a water supply, housing the Worchester boiler. Rear of the property is accessed via the side through a timber gate and block paved walkway, leading to a rear garden on a large plot of land, split into three sections, Having two stone patio areas, greenhouse, additional garden which is mainly laid to lawn, well maintained borders incorporating a range of mature bushes, shrubs and trees, timber fencing to boundaries, access to side of property, which is used for storage and has an outside tap, stone walkway with paved borders leading to centre garden, hedging to front and rear boundaries, under a timber pergola, walkway having well maintained laid to lawn borders at either side, with plant beds incorporating bushes, shrubs and trees, slate chippings sitting area, timber storage shed and garden room, entered through double doors, walkway stretching to a further rear, garden which has multiple raised flowerbeds, divided by a garden which is mainly laid to lawn, oval slate chippings sitting area and artificial lawn with built in timber swing set, greenhouse with water supply, leading out to a stone patio area, decorative pebbled borders, timber post and rope boundary, bushes, shrubs and trees to side and rear border, vegetable plots, timber fencing to all boundaries, countryside views.

Property Particulars: D1