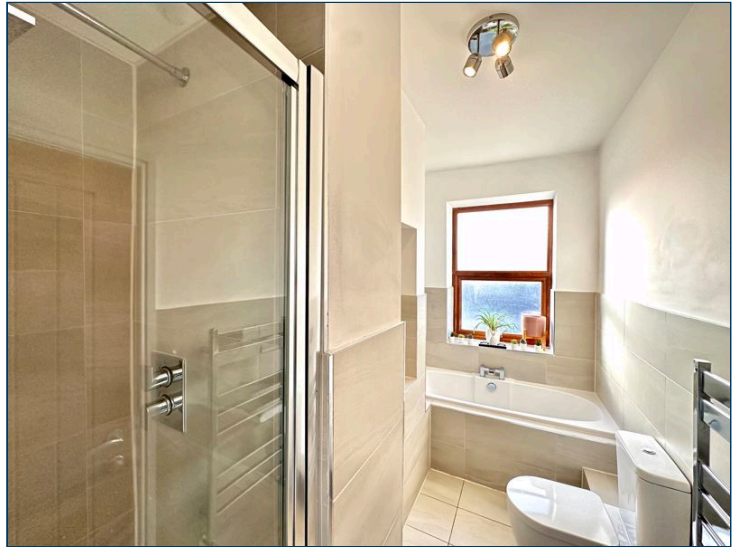


# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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 Conveyancer 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 this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.



# enfields



## Hardakers Lane, Ackworth, WF7 7JS Two Bedroom Mid-Terrace, **Offers in Excess of £180,000**

**No Onward Chain : Ideal For First Time Buyers : Modern Kitchen : Modern Bathroom with Walk-In Shower : Double Bedrooms Throughout : Gardens to Front and Rear : Off Street Parking : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links**

# 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 Ackworth.

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, open countryside and Nostell Priory which has 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; good sized lounge and modern kitchen. To the first floor; large double bedroom, dressing room and modern house bathroom with walk-in shower. To the second floor; a double bedroom and built in storage.

The property further benefits from having gardens to both the front and rear as well as off street parking. Available with no onward chain an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Energy Performance Rating D: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields

## FLOOR PLANS



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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



### Entrance Porch

Entrance Porch UPVC with double glazed opaque window panels to front aspect, UPVC double glazed window to side aspect, vinyl wood effect flooring and door leading through to lounge.

### Lounge

**13' 5" x 12' 6" (4.1m x 3.8m)**

Gas central heated radiator, UPVC double glazed window to front aspect and door leading through to dining kitchen.

### Dining Kitchen

**10' 2" x 11' 2" (3.1m x 3.4m)**

High and low level storage units with solid oak wood square edge worksurfaces over and matching splashbacks, one and a half inset stainless steel sink with drainer and chrome mixer tap, integrated four ring gas hob with extractor fan hood over, oven and grill beneath, tiled splashback, space and plumbing for washing machine and fridge freezer, built in dishwasher, vinyl wood effect flooring, UPVC double glazed window to front aspect, UPVC door with double glazed opaque window panels to rear garden, gas central heated radiator, door leading to cellar and door leading to first floor landing.

### First Floor Landing

Doors leading into other rooms, gas central heated radiator, UPVC double glazed window to rear aspect and stairs to bedroom two.

### Bedroom One

**13' 5" x 12' 10" (4.1m x 3.9m)**

Gas central heated radiator and UPVC double glazed window to front aspect.

### House Bathroom

Four piece suite comprising of a low level W/C with soft close mechanism, handwash basin with chrome mixer tap, oval bath with chrome mixer taps, walk in mains fed thermostatically controlled shower, tiled walls and floors, wall mounted chrome gas central heated tower rail and UPVC double glazed opaque window to rear aspect.

### Bedroom Two

**11' 2" x 14' 5" (3.4m x 4.4m)**

Gas central heated radiator, under eaves storage, double glazed skylight windows and wooden ceiling beams.

### Outside

Front of the property has a garden area which is mainly laid to lawn with bushes and shrubs to borders and stone walkway leading to front door, accessed through a wrought iron gate, brick walling and timber fencing to boundaries. The rear of the property is a courtyard style with a timber decking area with steps leading down to a stone patio area, an outside tap, timber fencing to boundaries and a timber rear access gate. Multiple off street parking is provided by means of a private car parking space to the rear of the property and on road parking to the front of the property.

### Property Particulars: D1