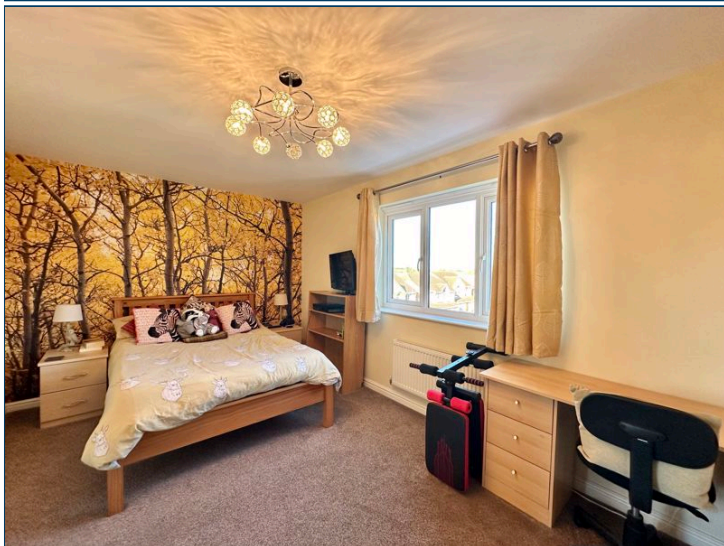


enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	84
(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		

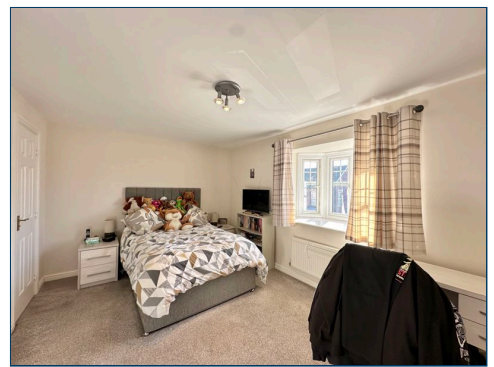
enfields

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



Madison Close, Ackworth, WF7 7BP Four Bedroom Semi-Detached, **Offers in Excess of £290,000**

Modern Presentation Throughout : Open Plan Breakfast Kitchen : Large Dining Conservatory : Modern Bathroom and En-Suite : Good Sized Gardens to Rear and Side : Driveway and attached Garage : Close To Local Amenities : Good Rail, Bus and Road Transport Links : Viewing Highly Recommended



PROPERTY DETAILS

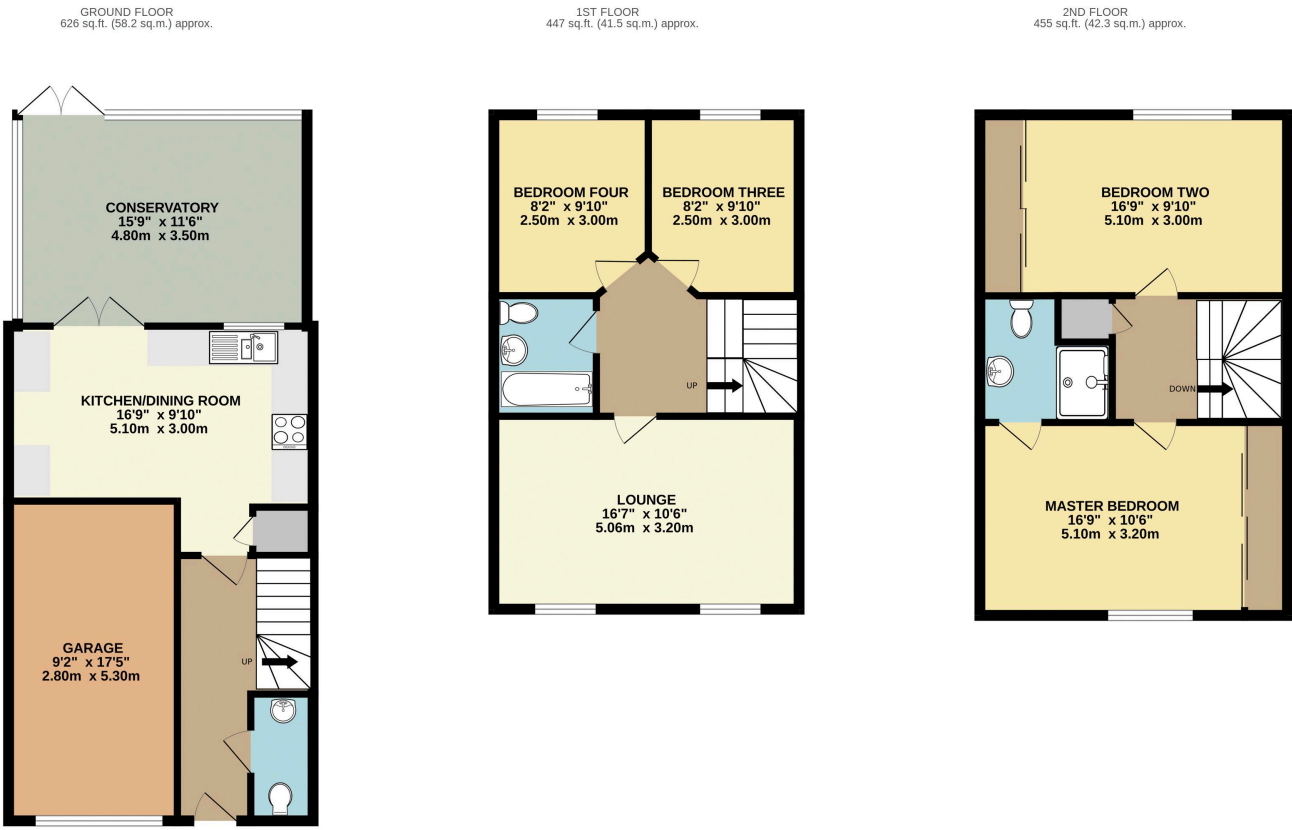
Enfields are delighted to offer for sale this impressive four bedroom semi-detached situated within the popular residential area of Ackworth.

Well 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, open countryside including 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 open plan breakfast kitchen and large dining conservatory. To the first floor; good sized lounge, two double bedroom and modern house bathroom. To the second floor; an expansive master bedroom with modern en-suite and another good sized double bedroom.

The property further benefits from having a corner position and therefore has enclosed child friendly gardens to the side and rear which has a sunny positioned patio/seating area. Off-street parking is provided by means of a driveway and an attached garage. Spacious and well-proportioned accommodation throughout an internal viewing is highly recommended. Freehold: Energy Performance Rating C: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1528 sq.ft. (142.0 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 ©2025

Entrance Hallway

Enter through composite door to front aspect with double glazed 'Opaque' window panel. Gas central heated radiator, laminate wood effect flooring, stairs leading to first floor landing and doors leading into other rooms.

Downstairs W/C

Two piece suite comprising of a low level W/C. A hand wash basin mounted over a vanity unit with 'Chrome' mixer tap. Tiled flooring and tiled half walls with a wall mounted 'Chrome' gas central heated towel rail.

Dining Kitchen

9' 10" x 16' 9" (2.99m x 5.10m)

Matching high and low level storage units with laminate square edged 'Marble' effect work surfaces with matching splashbacks over. Insert stainless steel sink, half sink and draining board with 'Chrome' mixer tap and instant hot water. Integrated four ring electric hob with extractor fan hood over, Integrated oven grill, microwave, dishwasher, washing machine and integrated bin. Plumbed in double fridged freezer. Breakfast bar having space for full size 'American style' fridge freezer, tiled flooring, useful understairs storage cupboard and gas central heated radiator. UPVC double glazed window to rear aspect and UPVC double glazed French doors leading to conservatory.

Conservatory

11' 6" x 15' 9" (3.50m x 4.80m)

Tiled flooring, UPVC double glazed windows to side and rear aspect and UPVC double glazed French doors leading to rear garden.

Bedroom Three

9' 10" x 8' 2" (2.99m x 2.49m)

Laminate wood effect flooring, gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Four

9' 10" x 8' 2" (2.99m x 2.49m)

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

Lounge

10' 6" x 17' 5" (3.20m x 5.30m)

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

Bathroom

Three piece suite comprising of a low level W/C, hand wash basin, mounted over vanity unit with a 'Chrome' mixer tap and a panelled bath with mains fed thermostatic controlled shower over. Vinyl tiled effect flooring, tiled walls to splash prone areas and a wall mounted 'Chrome' gas central heated towel rail.

Second floor landing

Gas central heated radiator, storage cupboard housing the boiler, loft access and doors leading into other rooms.

Bedroom Two

9' 10" x 16' 9" (2.99m x 5.10m)

Gas central heated radiator, UPVC double glazed window to rear aspect and built in wardrobes with sliding doors.

Master bedroom

10' 6" x 16' 9" (3.20m x 5.10m)

Gas central heated radiator, UPVC double glazed windows to front aspect into bay, built in wardrobes with sliding doors and door leading to en-suite bathroom.

En-suite Bathroom

Low level W/C with hidden cistern, hand wash basin mounted over vanity unit with 'Chrome' mixer tap and tiled splashback, walk in mains fed thermostatic controlled shower with waterproof 'Marble' effect walls. Vinyl tiled effect floors, wall mounted 'Chrome' gas central heated towel rail and recessed spotlights.

Outside

Borders leading to rear garden, which is mainly laid to lawn, stone patio area, with trees to borders, brick walling and timber fencing to boundaries. Front of the property has a pebbled area with access to rear garden via a timber gate. Off street vehicle parking is provided by means of a single driveway leading to an attached garage with an up and over door.

Property Particulars D1