

# enfields



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	79
(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

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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 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.



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## Holly Bank, Ackworth, WF7 7PE Four Bedroom Detached, **Offers in Excess of £400,000**

**Modern Family Home in Sought After Area : Modern Breakfast Kitchen :  
Expansive Lounge : Dining/Garden Room : Double Bedrooms Throughout :  
Modern Four Piece Family Bathroom and En-Suite : Sunny Positioned Garden  
with Patio Area : Driveway and Integral Garage : Close to Local Amenities and  
Motorway Networks**

PROPERTY DETAILS

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

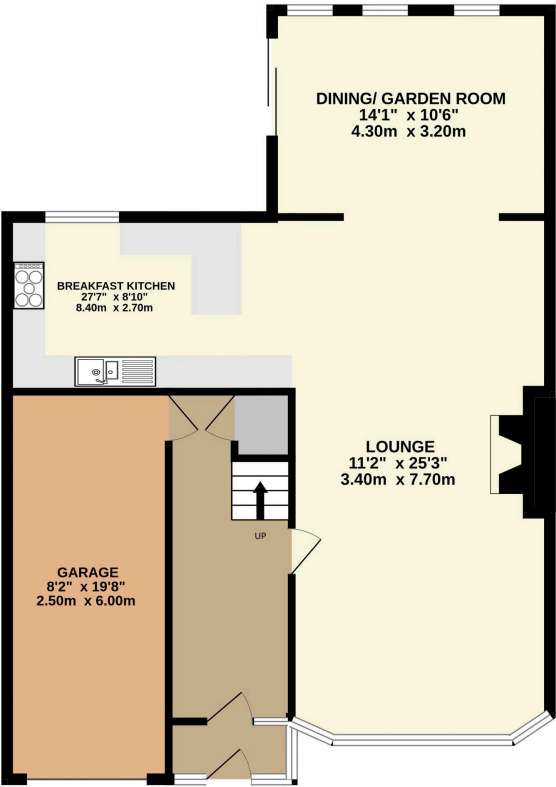
Beautifully presented and stylish throughout, this family home is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Outlet Village including shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, 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, expansive open plan lounge, modern breakfast kitchen and dining/garden room. To the first floor; an expansive master bedroom with modern en-suite, three other double bedrooms and a modern four piece bathroom.

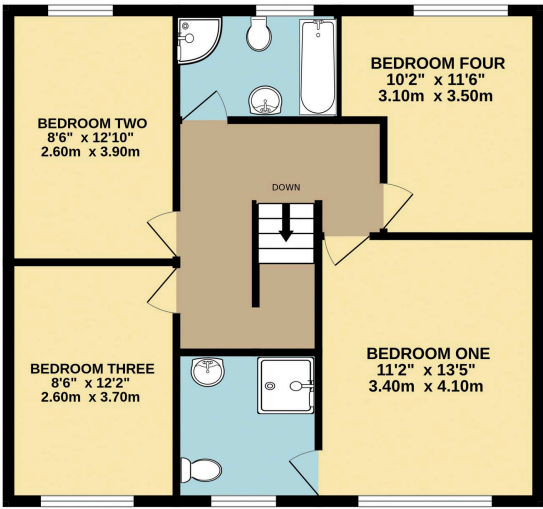
The property further benefits from having a sunny positioned rear garden which has a patio/seating area that is ideal for outside dining and entertaining. Multiple off-street parking is provided by means of a driveway and an integral garage. Spacious and well-proportioned accommodation throughout. An internal viewing is highly recommended. Freehold: Energy Performance Rating C: Council Tax Band E. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR  
671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 1564 sq.ft. (145.3 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 Porch

Enter through composite door with double glazed opaque window panels to front aspect. Gas central heated radiator, tiled flooring, UPVC double glazed windows to front and side aspects and UPVC door leading through to the inner hallway.

## Inner Hallway

Wooden flooring, gas central heated radiator, stairs leading to the first floor landing, useful understairs storage cupboard, door through to lounge and integral garage.

## Lounge

**25' 3" x 11' 2" (7.70m x 3.40m)**

Wooden flooring throughout, gas central heated radiator, custom full length wall panelling to one wall, UPVC double glazed bay window to front aspect, and feature multifuel fireplace with an Adams Style surround and a tiled back and hearth. Opening through to breakfast kitchen area.

## Breakfast Kitchen

**8' 10" x 27' 7" (2.70m x 8.40m)**

Having matching high and low level storage units with granite square edged work surfaces over and matching splashbacks. Complimentary tiled walls. Inset stainless steel sink one and half sink and drainer with chrome mixer tap. Integrated five ring gas hob with extractor fan hood over, double oven grill and microwave, full size fridge freezer and dishwasher. Wooden flooring, wall mounted gas central heated radiator, recess spotlights and UPVC double glazed window to rear aspect. Opening through to the dining area.

## Dining/Garden Room

**10' 6" x 14' 1" (3.20m x 4.30m)**

Laminate wood affect flooring, UPVC double glazed windows to rear aspect, recess spotlights and UPVC double glazed sliding door to the rear garden.

## First Floor Landing

Doors leading into other rooms, loft access and a gas central heated radiator.

## Bedroom One

**13' 5" x 11' 2" (4.10m x 3.40m)**

Parquet wood affect flooring, gas central heated radiator, recess spotlights, UPVC double glazed window to front aspect and door leading to En-suite bathroom.

## En-suite

A three piece suite comprising of a low level W/C with soft close mechanism, a wall mounted hand wash basin with chrome mixer tap and a mains fed thermostatic controlled twin shower. Tiled affect flooring, tiled walls to splash prone areas, wall mounted chrome gas central heated towel rail, UPVC double glazed window to front aspect and recess spotlights.

## Bedroom Two

**8' 6" x 12' 10" (2.60m x 3.90m)**

Parquet wood affect flooring, gas central heated radiator, UPVC double glazed window to rear aspect and recess spotlights.

## Bedroom Three

**12' 2" x 8' 6" (3.70m x 2.60m)**

Parquet wood affect flooring, gas central heated radiator, UPVC double glazed window to front aspect and recess spotlights.

## House Bathroom

Four piece suite comprising of a low level W/C with soft close mechanism. Wall mounted hand wash basin with chrome mixer tap, a jacuzzi style bath with central chrome mixer tap and a corner mains fed thermostatic controlled shower. Tiled walling throughout, recess spotlights, tiled affect flooring and UPVC double glazed opaque window to rear aspect.

## Bedroom Four

**11' 6" x 10' 2" (3.50m x 3.10m)**

Parquet wood affect flooring, gas central heated radiator, UPVC double glazed window to rear aspect and recess spotlights.

## Outside

Front of the property has a garden which is mainly laid to lawn with bushes and shrubs to borders and brick walling to boundaries. Rear garden accessed via the side of the property through a timber gate. Side of property having an outside hot and cold water tap and a timber wood storage unit. Rear of the property has a stone patio area ideal for seating with a raised brick border incorporating mature shrubs. The garden is pebbled with a stone walkway leading to an additional stone patio area, timber fencing to boundaries and off street vehicle parking provided by means of a double paved driveway leading to a garage with an electric door with power and lighting.

## Property Particulars D1