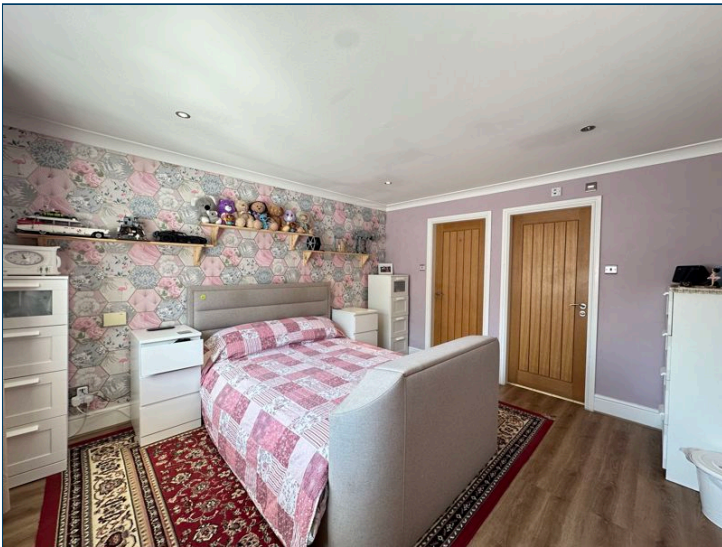


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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 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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Bracken Hill, Ackworth, WF7 7BG Four/Five Bedroom Detached **£500,000**

Expansive and Larger Than Average : Open Plan Dining Kitchen with Separate Utility Room : Large Double Aspect Lounge : Expansive Family Room/Bedroom Five : Master Bedroom with Walk-In Wardrobe and En-Suite : Modern Bathroom and Modern Shower Room : Good Sized Garden with Patio/Seating Areas : Large Driveway and Double Garage : Close to Local Amenities and Schools

PROPERTY DETAILS

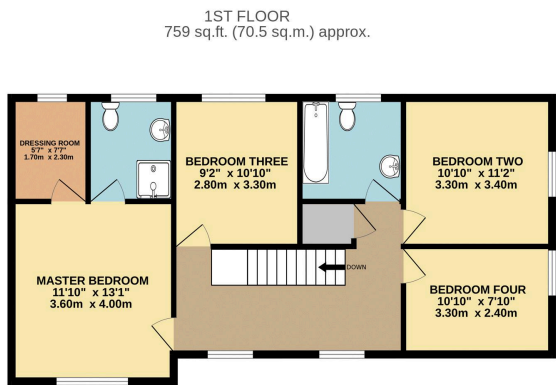
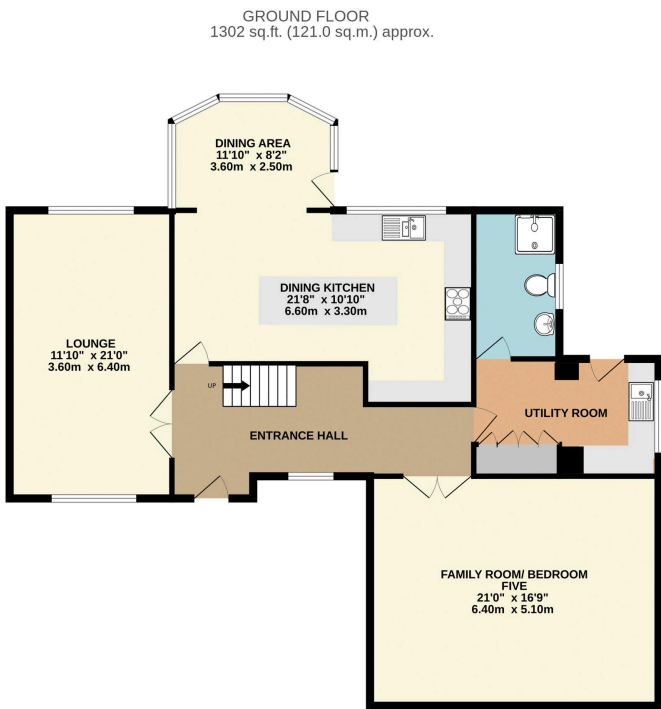
Enfields are delighted to offer for sale this modern and expansive four/five bedroom detached property situated within a sought after residential area of Ackworth.

Beautifully presented throughout, this family home is close to a full range of local amenities found within Ackworth, Pontefract and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, Doncaster and Leeds.

The property briefly comprises to the ground floor; entrance hallway, double aspect lounge, modern open plan dining kitchen, utility room, expansive family room/bedroom five and a modern shower room. To the first floor; master bedroom with dressing room and modern en-suite, three other double bedrooms and a modern house bathroom with shower.

The property also benefits from having a good-sized garden that includes sunny positioned patio/seating areas that are ideal for outside entertaining. Multiple off-street parking is also provided by an expansive driveway and double garage. A viewing is a must to fully appreciate what this home has to offer both internally and externally. Freehold: Energy Performance Rating C: Council Tax Band G. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 2062 sq.ft. (191.5 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

Enter through composite door to front aspect with double glazed opaque window panel. Tiled floor, gas central heated radiator and doors leading into other rooms. Stairs leading to first floor landing.

Lounge 21' 0" x 11' 10" (6.40m x 3.60m)

Solid oak flooring and gas central heated radiators. Feature brick fireplace and chimney breast with a tiled hearth. UPVC double glazed windows to front and rear aspect. Recess spotlights.

Dining Kitchen 10' 10" x 21' 8" (3.30m x 6.60m)

Matching high and low level storage units with laminate granite affect work surfaces and complimentary tiled splashbacks. Inset stainless steel one and a half sink with draining board and mixer tap. Integrated five ring gas hob with extractor fan hood over and double oven/grill beneath. Space for full sized American style fridge freezer. Integrated microwave and dishwasher. Kitchen island with low level storage units and seating. Recess spotlights and tiled flooring. Wall mounted gas central heated radiator. UPVC double glazed window to rear aspect. Opening through to conservatory.

Dining Area 8' 2" x 11' 10" (2.50m x 3.60m)

Tiled flooring and UPVC double glazed windows to front and side aspect. Recess spotlights. UPVC double glazed door leading to rear garden.

Utility

Matching high and low level storage units with laminate square edged work surfaces over. Inset stainless steel sink with draining board and chrome mixer tap. Complimentary tiled splashbacks. Tiled flooring. UPVC double glazed window to side aspect. Gas central heated radiator. Door to downstairs bathroom. UPVC door leading to rear garden.

Downstairs Shower Room

Three piece suite comprising of a low level W/C. Hand wash basin mounted over vanity unit with chrome mixer tap and a tiled splashback. Walk in mains fed thermostatic controlled twin shower. Tiled wood affect flooring and tiled walls to splash prone areas. Recess spotlights and wall mounted chrome gas central heated towel rail. UPVC double glazed opaque window to side aspect.

First Floor Landing

Luxury Vinyl flooring. Gas central heated radiators and recess spotlights. Useful storage cupboard. UPVC double glazed windows to front aspect and doors leading into other rooms. Loft access.

Master Bedroom 13' 1" x 11' 10" (4.00m x 3.60m)

Luxury Vinyl flooring, gas central heated radiator and UPVC double glazed window to front aspect. Recess spotlights. Door through to En-suite and dressing room.

En-Suite Shower Room

Three piece suite comprising of a low level W/C. Handwash basin mounted over vanity unit with chrome mixer tap. Walk in mains fed thermostatic controlled twin shower. Tiled flooring and walls to splash prone areas. Wall mounted chrome gas central heated towel rail. Recess spotlights. UPVC double glazed opaque window to rear aspect.

Dressing Room 7' 7" x 5' 7" (2.30m x 1.70m)

Luxury Vinyl flooring and gas central heated radiator. UPVC double glazed opaque window to rear aspect.

Bedroom Two 11' 2" x 10' 10" (3.40m x 3.30m)

Luxury Vinyl flooring, gas central heated radiator and recess spotlights. UPVC double glazed window to side aspect.

Bedroom Three 10' 10" x 9' 2" (3.30m x 2.80m)

Luxury Vinyl flooring and gas central heated radiator. UPVC double glazed window to rear aspect. Recess spotlights.

Bedroom Four 7' 10" x 10' 10" (2.40m x 3.30m)

Luxury Vinyl flooring and gas central heated radiator. UPVC double glazed window to side aspect.

House Bathroom 7' 7" x 7' 7" (2.30m x 2.30m)

Three piece suite comprising of a low level W/C. Wall mounted hand wash basin with chrome mixer tap. Panelled bath with chrome mixer tap and mains fed thermostatic controlled shower over. Tiled floors and walls to splash prone areas. Wall mounted chrome gas central heated towel rail. Recess spotlights. UPVC double glazed opaque window to rear aspect.

Outside

Front of the property accessed through a timber gate. Corner stone pebbled area with brick walling and timber fencing to boundaries. Corner block paved area and a stone porch. Access to rear garden via a timber gate and stone walkway. Rear garden having slate and wood chipping areas. Wrap around stone walkway leading to a raised stone patio area ideal for seating and entertaining. Raised borders incorporating mature bushes, shrubs and trees. Timber fencing to boundaries. Outside Tap. Large driveway providing multiple off street vehicle parking which can hold a magnitude of cars accessed via a sliding electric gate. Double garage with plastered walls, loft access, power/lighting and up and over doors.

Property Particulars D1