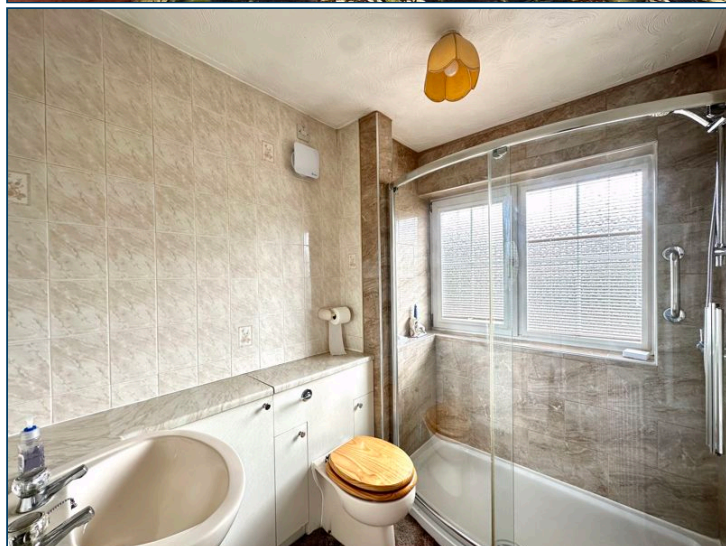


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

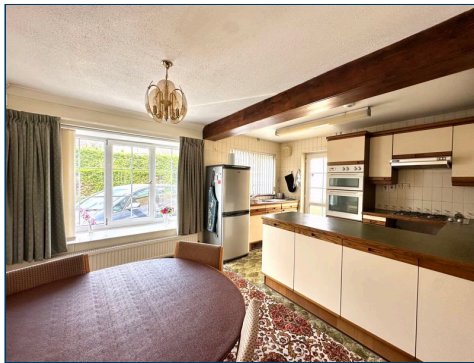
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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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.

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Ackworth Road, Pontefract, WF8 4NQ

Four Bedroom Detached

Offers in Excess of £300,000

No Onward Chain Plus Opportunity to Further Develop and Modernize (Subject to Planning) : Bright and Spacious Open Plan Lounge and Kitchen/Dining Room : Downstairs W/C : Two Double Bedrooms and Two Good Sized Single Bedrooms : Updated Family Shower Room : Multiple Off Street Parking to the Rear Plus Attached Garage : Generous Front Garden : Highly Sought After Location Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

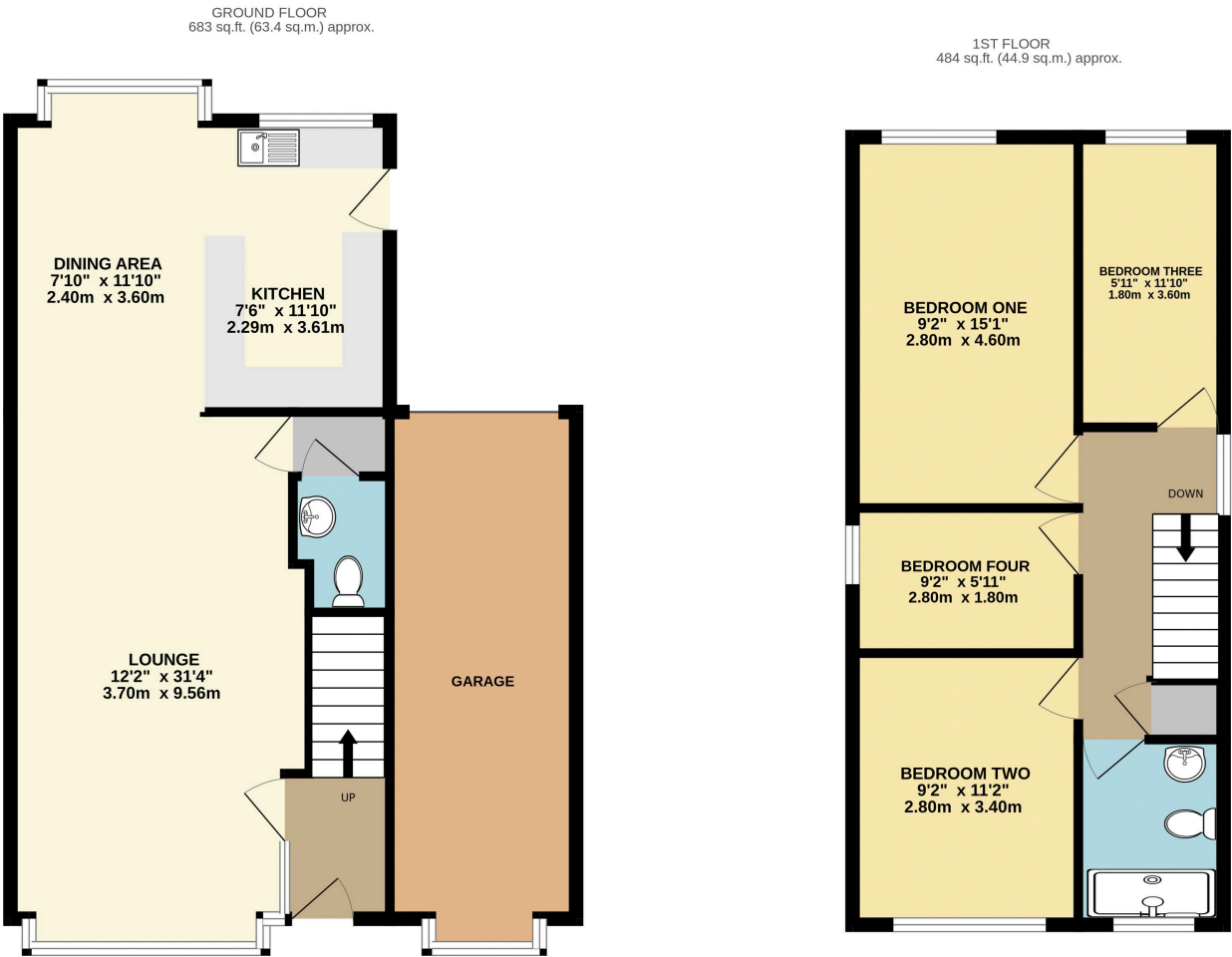
Enfields are delighted to offer for sale this four bedroom detached property situated within a popular residential area of Pontefract.

In need of some modernisation, this family home is located close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village which all have a vast range of 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 property briefly comprises; A bright and spacious open-plan lounge and kitchen/dining room, and a downstairs W/C. To the first floor; Two double bedrooms, two generously sized single bedrooms, and a modern house shower room.

Externally, the property benefits from a sunny, low maintenance rear garden with a patio area, suitable for seating or additional parking. A large front garden and an attached garage (with potential for conversion, subject to necessary consents) further enhance the property's appeal. Available with no onward chain a viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Energy Performance Rating D: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 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 UPVC double glazed door with double glazed opaque window panel to front aspect. Stairs leading to first floor landing and door with opaque glass window panels leading through to lounge.

Lounge

21' 10" x 12' 2" (6.65m x 3.70m)

Feature gas fireplace with Adams style surround and a tiled back and hearth. Gas central heated radiator and UPVC double glazed bay window to front aspect. Door leading through to a storage area with door through to downstairs W/C.

Downstairs W/C

Two piece suite comprising of a low level W/C with a hidden cistern. Wall mounted handwash basin with chrome taps. Gas central heated radiator and tiled walls throughout.

Dining Area

11' 10" x 7' 10" (3.60m x 2.40m)

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

Kitchen

11' 10" x 7' 6" (3.60m x 2.30m)

Matching high and low level storage units with square edged work surfaces and tiled splashbacks. Inset stainless steel double sink with chrome mixer tap. Integrated oven/grill. Integrated four ring gas hob with extractor fan over. Space for full size fridge freezer. Tiled walls throughout. UPVC door to side aspect. Space and plumbing for washing machine.

First Floor Landing

UPVC double glazed window to side aspect. Doors leading into other rooms and airing cupboard.

Bedroom One

15' 1" x 9' 2" (4.60m x 2.80m)

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

Bedroom Two

11' 2" x 9' 2" (3.40m x 2.80m)

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

Bedroom Three

11' 10" x 5' 11" (3.60m x 1.80m)

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

Bedroom Four

5' 11" x 9' 2" (1.80m x 2.80m)

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

House Bathroom

7' 7" x 5' 11" (2.30m x 1.80m)

Three piece suite comprising of a low level W/C with hidden cistern. Handwash basin mounted over vanity unit with chrome taps. Laminate roll edged countertop. Walk in mains fed thermostatic controlled shower. Tiled walls and gas central heated radiator. UPVC double glazed opaque window to front aspect.

Outside

Front of the property has a stone walkway to front door entered through a timber gate. Two large, pebbled areas with a variety of bushes and shrubs. Timber fencing to boundaries. Rear of the property accessed via right hand side through wrought iron gate. Large driveway providing multiple off street vehicle parking to the rear of the property. Timber fencing and hedging to boundaries leading to an attached garage with electric door, water supply and UPVC double glaze window to front aspect.

Property Particulars D1