

4 Bed

House - Detached

located in

Pontefract

£550,000







enfields

Stretton Close

Ackton

Pontefract

WF7 6HT

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Lead In
Once forming part of the former Ackton Hospital grounds, this individual detached residence is a truly unique home, offering a fantastic opportunity for a buyer looking for something with character, space, privacy and enormous potential.

Approached via a gated entrance and an impressive sweeping driveway, the property immediately stands out from the moment you arrive. Set within mature, established grounds with an abundance of trees and greenery, the home enjoys an exceptional level of privacy and seclusion.

Internally, the property provides four bedrooms, including a principal bedroom with ensuite, together with spacious reception accommodation throughout. Although the property would benefit from renovation and modernisation, it is completely liveable in its current condition, making this an exciting opportunity for the next owner to gradually transform and improve the home to their own taste.

Outside, the property continues to impress with its generous private driveway, separate garage and additional external office, providing excellent flexibility for modern family life, home working or those requiring additional storage and workspace.

There is a real sense of potential throughout this property. With the right vision and investment, this could be transformed into an exceptional and highly individual family home. Equally, the generous plot, accommodation and location are likely to appeal to builders and investors looking for their next project.

Situated in the desirable Ackton area, Stretton Close is conveniently positioned for access to Wakefield, Leeds and the surrounding towns, with excellent motorway connections nearby. Local schools, shops and everyday amenities are also within easy reach.

A rare opportunity to acquire a substantial detached home in a private and established setting, with the space, grounds and potential to create something truly special. An internal viewing is essential to appreciate the opportunity this unique property presents.

Entrance Hall
3'6" x 10'3"
Access to the front lounge, living room and the stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Front Lounge
11'4" x 12'7"
Access to kitchen diner. Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the rear elevation.

Kitchen Diner
9'10" x 25'6"
Access to the living room and front lounge. Range of high and low level kitchen units with integrated appliances including double oven, hob and extractor hood over. Option to reconnect plumbing for washing machine and dishwasher. Double bowl sink with chrome mixer tap. Tiled effect flooring. Central heated radiator. UPVC double glazed windows to the front, side and rear elevations.

Living Room
21'4" x 12'11"
Access to the sunroom, hallway and kitchen diner. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front and side elevations.

Sunroom
10'6" x 11'1"
Access door leading to the front of the property. UPVC double glazed windows to the front and sides. Tiled effect flooring. Wall mounted electric heater.

Landing
7'6" x 2'11"
Access to all four bedrooms and the house bathroom. Carpeted throughout. Central heated radiator.

Bedroom One
8'10" x 9'4"
Access to en suite. Built in wardrobes. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation.







En Suite
6'9" x 4'11"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome tap. Full height wall tiling. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Bedroom Two
10'2" x 12'9"
Carpeted throughout. Central heated radiator. UPVC double glazed windows to the side and front elevations.

Bedroom Three
9'9" x 13'1"
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front and side elevations.

Bedroom Four
9'9" x 12'
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear and side elevations.

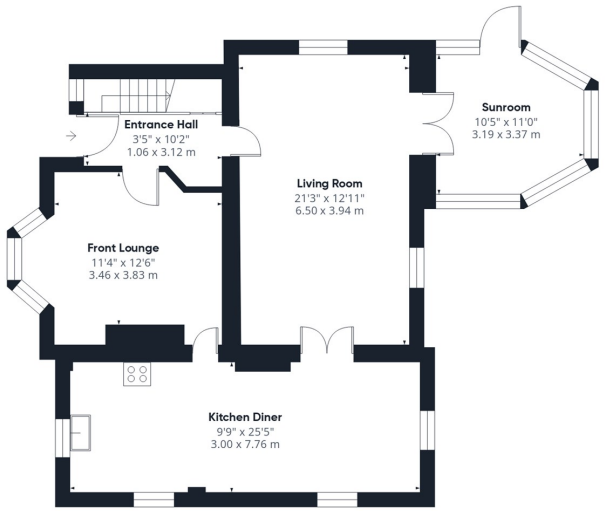
Bathroom
10'10" x 10'
White suite comprising of panel bath with chrome taps. Shower cubicle with mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Full height wall tiling. Carpeted throughout. Central heated radiator. Stained glass window to the front aspect.

Garage
14'7" x 16'10"
Electric garage door. Ideal for further parking or storage.

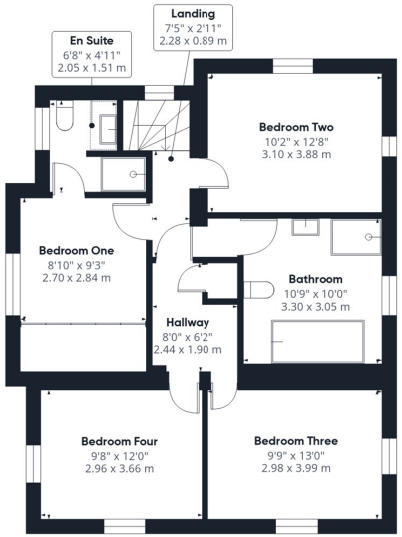
Office
15'1" x 16'2"
UPVC double glazed French doors to the front with a further access door to the back. Carpeted throughout.

External
The property is approached via a secure gated entrance, opening onto an impressive sweeping block-paved driveway providing extensive off-street parking for multiple vehicles. Occupying a generous and secluded plot, the home enjoys a high degree of privacy, surrounded by mature trees and established planting which create an attractive woodland backdrop. A detached garage and separate external office provide excellent versatility, ideal for secure parking, storage, home working or potential hobby space.

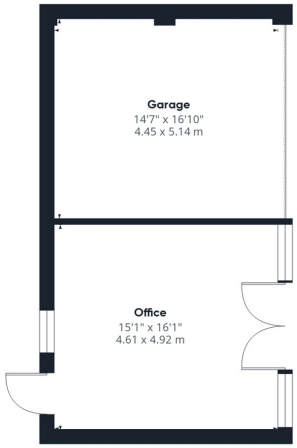
To the rear, the property benefits from a substantial, private garden enjoying a peaceful and secluded setting. A spacious paved patio offers the perfect space for outdoor dining and entertaining, complete with a feature brick-built outdoor barbecue. The lawn extends beyond, bordered by mature trees, shrubs and established planting which provide excellent screening and year-round privacy. The detached garage and external office are conveniently positioned within the grounds, further enhancing the flexibility of this exceptional family home.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

2060 ft²

191.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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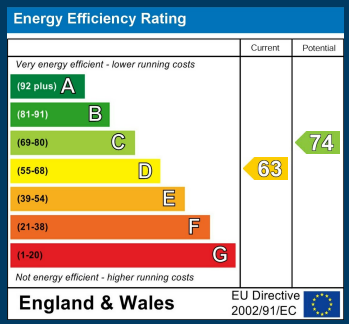

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