

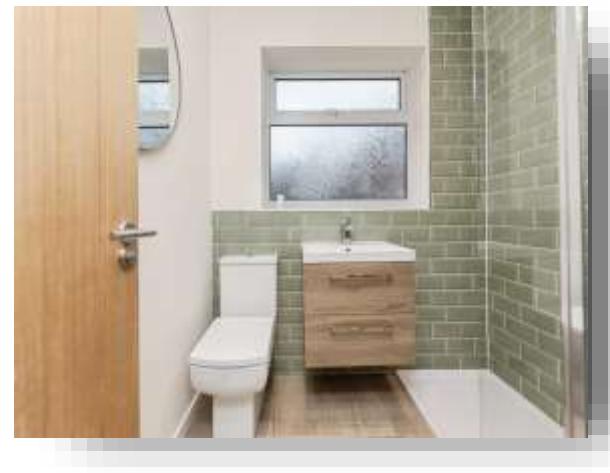
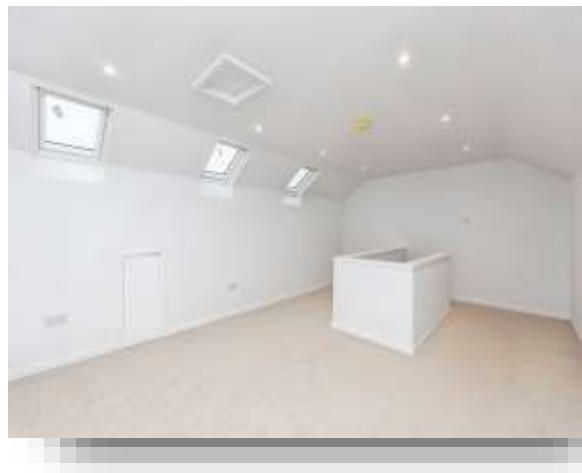


Orchard Drive, Ackworth Pontefract WF7 7DS

Welcome to

Orchard Drive, Ackworth Pontefract

Beautifully presented semi-detached three-bed bungalow in Ackworth, offered with NO CHAIN. This tastefully updated home features a beautifully modernised kitchen, a bright and welcoming lounge, an inviting shower room, two comfortable ground-floor bedrooms and a spacious first-floor bedroom



Kitchen

19' 8" x 8' 9" (5.99m x 2.67m)

A fully fitted kitchen with a range of wall and base mounted units with complimentary quartz work surfaces and splashbacks, incorporating sink and drainer, integrated electric oven with induction hob and extractor hood over, integrated fridge/freezer, space for washing machine, integrated dishwasher, integrated microwave, two gas central heating radiators, double glazed composite door to the side, double glazed windows to the front and side, spotlights to the ceiling,

and boiler.

Exterior

To the front of the property is a laid to lawn garden with a driveway to the side leading to the garage with an up and over door, To the rear of the property is an extensive laid to lawn garden with greenhouse, fence and hedge boundaries.

Additional Information

mains interconnected smoke detectors to upstairs bedroom and inner hallway. Heat detector in the kitchen. Property fully rewired.

Living Room

11' 1" x 16' 11" into the bay (3.38m x 5.16m into the bay)

Double glazed bay window to the front, gas central heating radiator, and spotlights to the ceiling.

Shower Room

A three piece fitted suite comprising of a walk in shower, low level flush WC and a wash hand basin set in vanity unit. Extractor fan, double glazed window to the side, spotlights to the ceiling, part tiled walls and a heated towel rail.

Inner Hall

Access into the kitchen, living room, shower room, bedroom two, and bedroom three. Stairs leading to the first floor.

Bedroom Two

14' 5" x 10' 11" (4.39m x 3.33m)

Double glazed window to the rear, under stairs storage cupboard, spotlights and a gas central heating radiator.

Bedroom Three

10' 6" x 8' 9" (3.20m x 2.67m)

Double glazed window to the rear, spotlights, and a gas central heating radiator.

Bedroom One

20' 2" x 12' 7" (6.15m x 3.84m)

Gas central heating radiator, three skylights, double glazed window to the side, eaves storage, spotlights



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Welcome to Orchard Drive, Ackworth

Pontefract

- Charming semi-detached bungalow in a sought-after Ackworth location with NO ONWARD CHAIN
- Welcoming, modernised kitchen with contemporary units, ample worktops, and a bright, comfortable feel
- Two warm, well-proportioned ground-floor bedrooms filled with natural light and generous space
- Large windows create bright, uplifting rooms ideal for relaxation or quiet retreat
- Spacious first-floor bedroom offering flexibility as a main bedroom or cosy guest suite

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£325,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON118530 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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