



**Langdale Drive, Ackworth Pontefract WF7 7PX**





***Welcome to***

**Langdale Drive, Ackworth Pontefract**

A well presented four bedroom detached home in the sought after village of Low Ackworth, featuring a spacious through lounge, modern kitchen, separate dining room, utility room and downstairs W/C. The first floor offers four good sized bedrooms, with bedroom two benefiting from an ensuite.



**Entrance Hall**

With a UPVC front entrance door, storage cupboard and a gas central heating radiator.

**Wc**

With a low level flush WC, wash hand basin, window to the rear, part tiled to walls and a gas central heating radiator.

**Lounge**

24' 2" x 10' 6" ( 7.37m x 3.20m )

With two UPVC windows to the front and rear, gas fire with surround and two gas central heating radiator.

**Dining Room**

8' 5" x 7' 4" ( 2.57m x 2.24m )

With a window to the front and a gas central heating radiator.

**Kitchen**

11' 2" x 11' ( 3.40m x 3.35m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for under counter fridge, gas hob, electric oven, extractor fan, a bowl and half stainless steel sink and drainer, part tiled to walls, under stairs storage cupboard, tiled flooring and a window to the rear.

**Utility Room**

72' x 5' 6" ( 21.95m x 1.68m )

With work surfaces, plumbing for washing machine, UPVC stable door to the rear, part tiled to the rear, window to the rear and a wall mounted boiler.

**Landing**

With a storage cupboard, gas central heating radiator and access to the loft.

**Bedroom One**

16' 2" x 10' 3" ( 4.93m x 3.12m )

With a window to the front and a gas central heating radiator.

**Bedroom Two**

13' 1" x 7' 2" ( 3.99m x 2.18m )

With a window to the rear and a gas central heating radiator.

**Ensuite**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, gas central heating radiator and a window to the rear.

**Bedroom Three**

8' 2" x 8' 5" ( 2.49m x 2.57m )

With a window to the front, built in wardrobe and a gas central heating radiator.

**Bedroom Four**

8' 6" x 7' 3" ( 2.59m x 2.21m )

With a window to the rear and a gas central heating radiator.

**Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, tiled bath, part tiled to walls, laminate flooring, gas central heating radiator and a window to the front aspect.

**Front Garden**

A lawned garden with brick wall boarder, large driveway leading to the detached garage.

**Rear Garden**

A private rear garden neatly laid to lawn and a patio seating area.



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## **Langdale Drive, Ackworth Pontefract**

- Four bedroom detached home in a sought after Low Ackworth location
- Through lounge, modern kitchen, separate dining room, utility room and downstairs W/C
- Bedroom 2 includes private ensuite facilities
- Large driveway with detached garage offering ample parking and storage
- Close to village amenities, reputable schools and excellent motorway links

Tenure: Freehold EPC Rating: C  
Council Tax Band: D

**£330,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119470 - 0002

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