



4 Bed
House - Semi-
Detached
located in
Pontefract
Guide Price £270,000



Seals Drive
Ackworth
Pontefract
WF7 7FQ

Guide Price £270,000-£280,000 Logic Real Estate welcomes to the market this spacious family home. Situated in a most sought-after location and spaciouly split over three floors this property would be ideally suited to families, first time buyers and young couples. The property is of excellent condition and briefly comprises of entrance hall, office/study, open plan kitchen/diner with access to the rear garden and a downstairs WC.

Guide Price £270,000-£280,000 A well Presented Three-Storey Semi-Detached Home in Ackworth Village Located in the sought-after village of Ackworth, this spacious four-bedroom semi-detached home offers modern family living across three generous levels. With excellent schools, local amenities, and green spaces all within easy reach, it's an ideal setting for families and professionals alike. The accommodation is thoughtfully laid out and finished to a great standard throughout. On the ground floor, you'll find a welcoming entrance hall leading to a spacious modern kitchen/diner – perfect for entertaining. The former garage has been partially converted to provide a versatile space, currently used as a home office or utility store. Upstairs, there is a spacious lounge and the first and second floors offer four well-proportioned bedrooms, two of which benefit from en-suite shower rooms, along with a stylish family bathroom. Whether you're a growing family or need space to work from home, this layout offers excellent flexibility. To the front, a double driveway provides ample off-street parking, while the secure rear garden is ideal for children or pets, with space to relax and enjoy the outdoors. This home would suit a range of buyers, from families to downsizers seeking low-maintenance living without compromising on space. Early viewings are highly recommended to fully appreciate all that this lovely property has to offer. Entrance Double glazed composite door. Laminate flooring. Access to the first floor via the staircase. Access through to the open plan kitchen/dining room, downstairs WC and access into the garage which has been converted into an office/study. Office/Utility Store 3.5m x 3m Base units with base work surface. TV and Telephone points. Kitchen/Dining room 5.1m x 4.7m Range of high- and low-level kitchen units High gloss units with laminate work surfaces. Inset single bowl. Stainless steel sink and drainer with mixer tap. Integral appliances include fridge freezer, dishwasher, washing machine, Two separate ovens, Four ring electric hob. Stainless steel splash back and extracting

filter hood. TV point. Tiled floor. Utility cupboard with power sockets and space for a dryer. Double glazed UPVC French doors giving access to the rear garden. Downstairs WC 1.7m x 0.9m Low level flush WC. Wash hand basin with mixer tap and tile splash back. Central heated radiator and extractor. First Floor Landing Gives access to bedroom one and through to the living room. Living room 5.1m x 4.4m Two double glazed UPVC windows looking to front elevation. Two central heated radiators. TV and telephone points. Bedroom One 5.1m x 3.6m (incl dressing area) Two double glazed UPVC window looking to rear elevation. Two central heated radiators. Dressing area made to one side with shelves and wardrobes. Feature lighting. To the bedroom side there is access to En Suite shower room. En Suite shower room 2.6m (into shower cubicle) x 1.5m Three-piece shower suite. Shower cubicle and mains feed shower with tiling to walls. Low level flush WC. Wash hand basin. Mixer tap and tile splash back. Tiling to floor. Central heated radiator and extractor. Second Floor Landing Gives access to a further three bedrooms and house bathroom. Bedroom Two 5.1m x 3m Two double glazed UPVC windows to front. Central heated radiator. And access into En suite shower room. En Suite Shower room 2.8m x 1.4m Shower cubicle with mains feed shower and tiling to walls. Low level flush WC. Wash hand basin with mixer tap and tile splash back. Tiled floor central heated radiator and extractor. Bedroom Three 3.4m x 2.6m Double glazed UPVC window to the rear. Central heated radiator. Bedroom Four 2.4m x 2.36m Double glazed UPVC window to the rear. Central heated radiator. House Bathroom 2.8m x 1.7m Three-piece bathroom suite. Bath with mixer taps and tile surround. Wash hand basin, mixer tap and tiled splash back. Low level flush WC. Tiling to floor. Central heated radiator. Extractor fan. Cupboard External Front Drop curb access leading to the off-street parking. Parking for two cars. Block paved to the front. Access down the side of the house to the rear garden. Rear Private and secure. Primarily decked with paving for easy/ low maintenance. Fence boundaries and mature shrubs.





Bathroom
4'11" x 8'6"
1.51 x 2.60 m

Living Room
14'2" x 16'9"
4.34 x 5.13 m

Bedroom
11'8" x 17'2"
3.57 x 5.24 m

Landing
9'2" x 3'11"
2.81 x 1.20 m

Approximate total area^①
486 ft²
45.3 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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Floor 1

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

