



  
william  
h brown  
**for sale**  
Pontefract  
01977 791406  
williamhbrown.co.uk

**Orchard Drive, Ackworth Pontefract WF7 7DS**

  
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## 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, a gas central heating radiator, double glazed composite door to the side, double glazed windows to the front and side, spotlights to the ceiling,

### **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 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.

### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

### **Viewings & Images**

Please be aware the images include digital dressing and are for illustration purposes only. Please check with the sales team for specific details, styles & colours.



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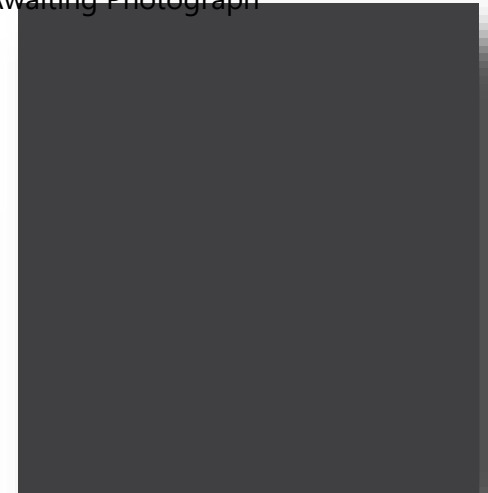
- \*\*\*GUIDE PRICE £310,000 - £320,000\*\*\*
- Charming semi-detached bungalow in a sought-after Ackworth location with NO ONWARD CHAIN
- Welcoming, modernised kitchen with contemporary units, ample worktops, and a bright, comfortable feel
- Two warm, well-proportioned ground-floor bedrooms filled with natural light and generous space
- Large windows create bright, uplifting rooms ideal for relaxation or quiet retreat

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

guide price **£310,000 - £320,000**



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118530 - 0012

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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