

# HUNTERS®

HERE TO GET *you* THERE

**7 New Street, Pontefract, West Yorkshire, WF7 7JF**

**Offers In Excess Of £180,000**

**Property Images**



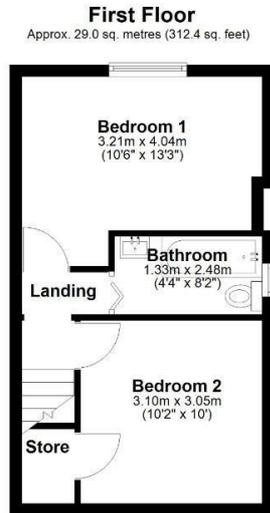
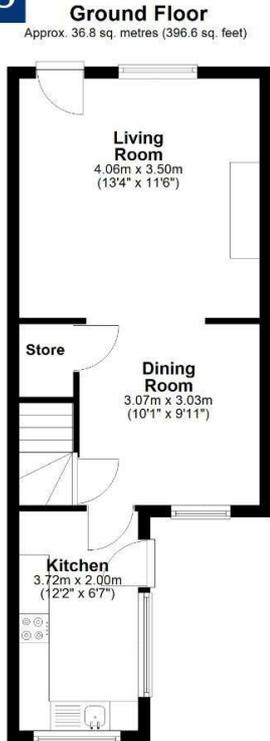
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## Property Images



## Floorplan



Total area: approx. 65.9 sq. metres (709.0 sq. feet)

## EPC

| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           | <b>84</b> |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         | <b>62</b> |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

## Map



## Details

Type: House - Semi-Detached Beds: 2 Bathrooms: 1 Receptions: 1  
Tenure: Freehold

#### THE SETTING

New Street is located within the popular area of Ackworth. This area boasts an excellent balance of community living and everyday convenience. Residents benefit from a wide range of local amenities; including supermarkets, independent shops, cafes and essential services, all within easy reach. Easy access is also available to recreational facilities such as leisure centres, local golf courses, Xscape Castleford, parkland, lakes and woodland. Reputable primary and secondary schools serve the area, adding to its strong family appeal. For commuters, the location is ideal with straightforward access to the A1(M), M62 and surrounding road networks. Public transport links into Wakefield, Doncaster and Leeds are also readily available, making travel simple and accessible.

#### THE PROPERTY

Upon entering the property through a composite door with opaque glass panels, you are welcomed into a beautifully renovated living room, benefitting from a featured fireplace with Adam style surround, marble hearth and back, UPVC double glazed window to the front, double gas central heating radiator and modern LED ceiling and wall lights. The lounge offers large space for furniture and allows for an abundance of natural light, with an opening leading through to the dining area.

Continuing through the property is the dining room with a UPVC double glazed window to rear aspect, LED lights, double gas central heating radiator and door leading to the adopted cellar which is useful for storage and has power and LED lighting. Offering ample space to fit a 6-seater dining table; this area is partially divided from the living room but open enough which creates a great space for hosting and entertaining.

A brand new fitted kitchen is furnished with stylish cashmere wall and base units, complimented by a marble-effect worktop, and splash back with gold accents throughout to finish. The kitchen also features one and a half ceramic sink, an integrated electric Whirlpool oven, Bosh dishwasher, a four ring AEG gas hob with extractor hood above, Bosh washing machine and Hisense fridge-freezer. LED lights, gas central heating radiator, UPVC double glazed windows to both side and rear aspect, a patio door leading out onto the secured rear garden, and wood effect vinyl flooring compliment the decor. Additionally, there is a cellar, which spans a layout of 3.03m long and 3.5m wide. Lastly, this home has pre-drawn extension plans, subject to planning permission and these are available to see upon request.

On the first floor, there are two great-sized bedrooms. Both rooms have enough space to house double beds, and offer versatility for a range of lifestyle needs to equally be used as a home-office, walk-in-wardrobe or nursery. Nuair Drimaster positive input ventilation unit is located on the first-floor landing.

The brand-new, modern, family three-piece suite comprises a low level WC, hand wash basin mounted over a vanity unit, paneled bath with chrome mixer tap and electric controlled shower, marble effect paneled walls, towel radiators and laminate flooring.

#### THE OUTSIDE

To the front of the property is a parking space for one vehicle with a path and gate leading down the side of the property to the rear. To the rear is a secure and private garden with artificial grass, timber fencing and brick walls to boundaries. New garden gate, guttering and kitchen roof enhance the exterior.

In summary, this is the perfect home for first time buyers. Contact us today to arrange a viewing and discover all that this charming home has to offer.

## Features

- Well Presented and Recently Refurbished
- Large Open Lounge Through Diner
- Modern Galley Kitchen
- Two Double Bedrooms
- Sought After Location
- Secure and Private Rear Garden
- No Chain
- Freehold
- Council Tax Band A
- EPC Rating D