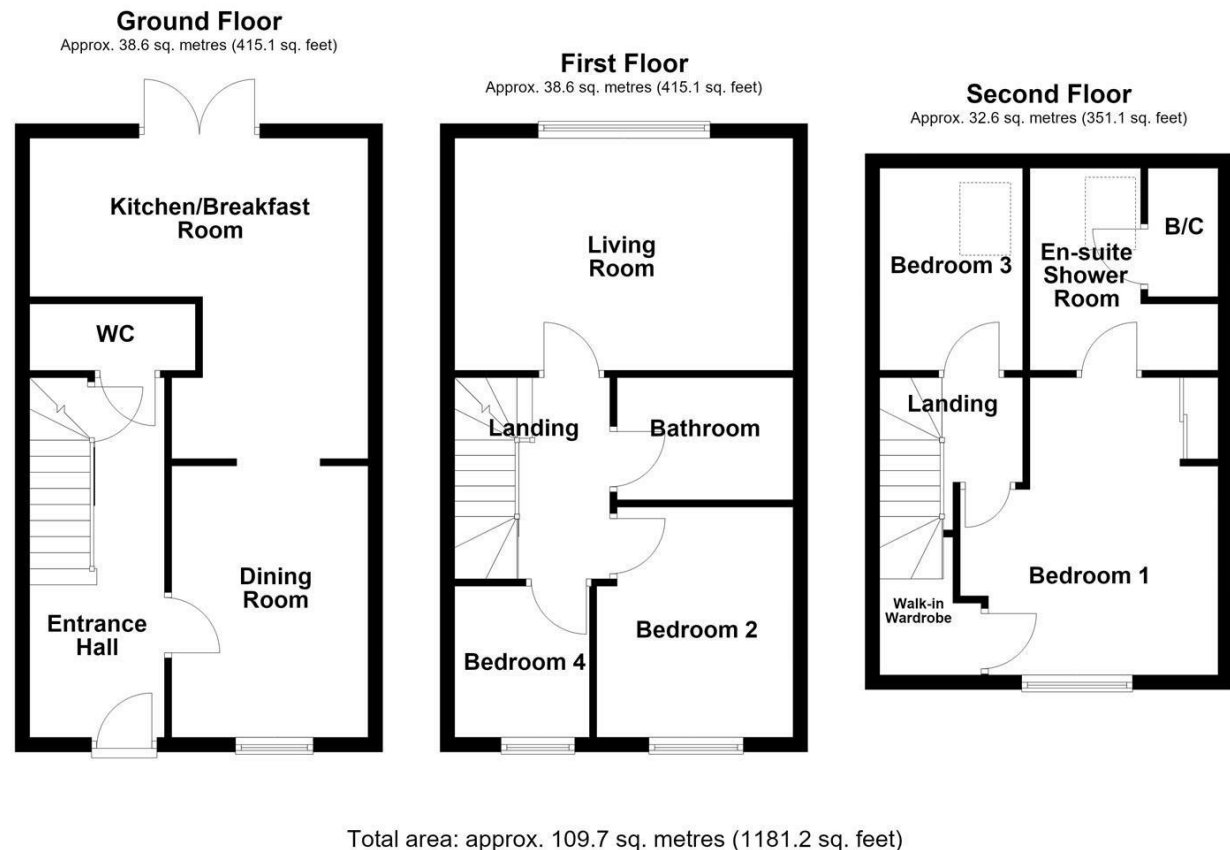


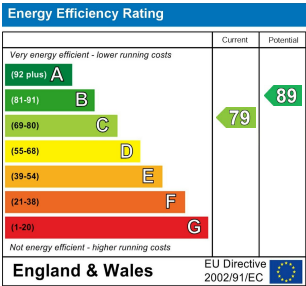


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**WAKEFIELD**  
01924 291 294

**OSSETT**  
01924 266 555

**HORBURY**  
01924 260 022

**NORMANTON**  
01924 899 870

**PONTEFRACT & CASTLEFORD**  
01977 798 844



## 24 Madison Walk, Ackworth, Pontefract, WF7 7ER

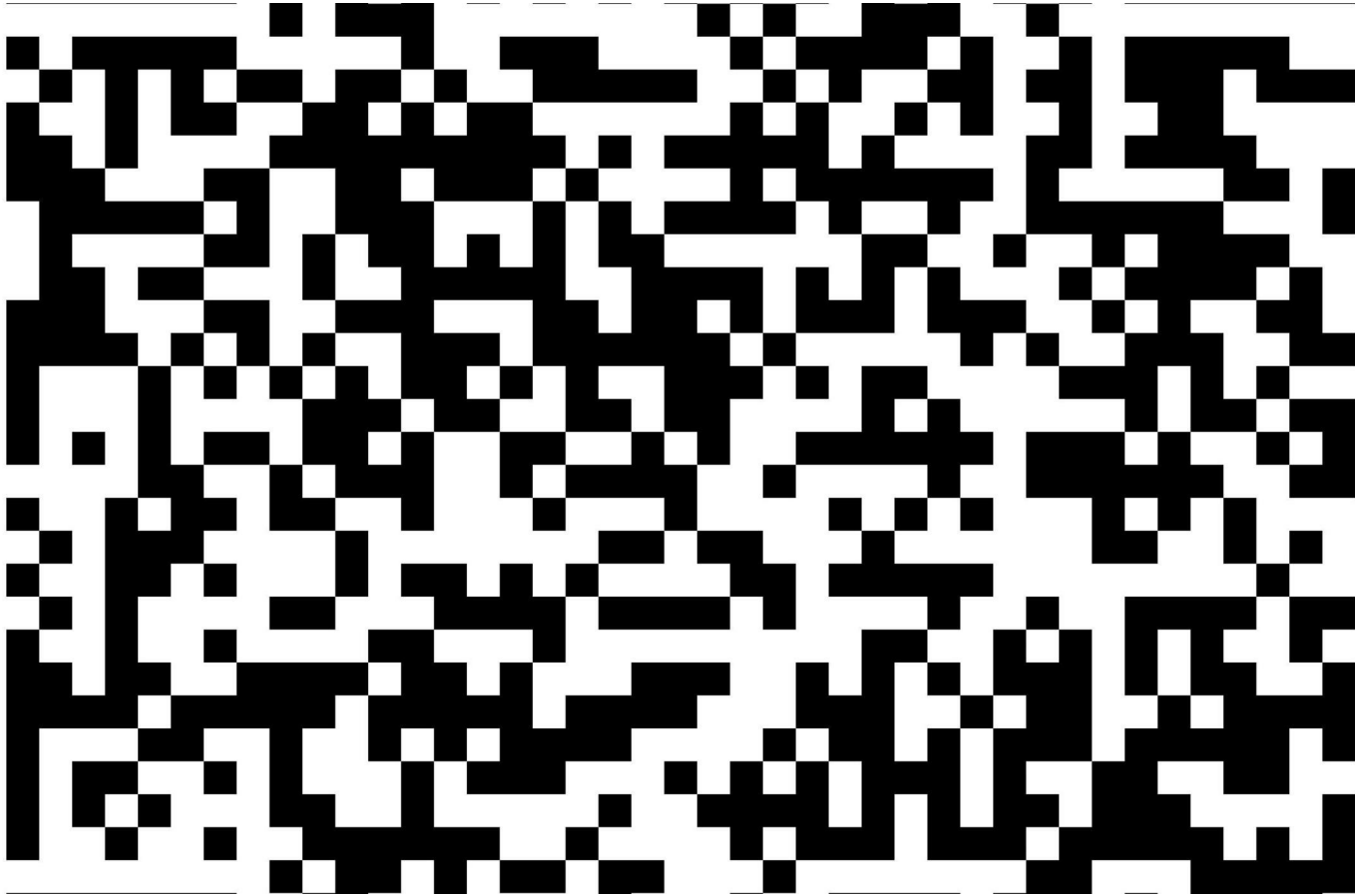
### For Sale Freehold £279,950

A fantastic opportunity to purchase this impressive four bedroom semi detached family home, situated within an attractive modern development in the sought after village of Ackworth. Offering spacious and versatile accommodation arranged over three floors, the property is ideally suited to growing and larger families and benefits from four well proportioned bedrooms, multiple reception spaces, ample off road parking and a detached garage.

The accommodation is approached via a welcoming entrance hall, which provides access to a useful understairs storage cupboard and convenient downstairs WC. A separate dining room offers an excellent space for family meals and entertaining, with a feature archway leading through into the impressive L-shaped kitchen breakfast room. The kitchen is fitted with a range of modern units and integrated appliances, while French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. To the first floor is a particularly spacious living room, providing a comfortable and relaxing family space. Also on this level are two good sized bedrooms and a modern three piece family bathroom. A further staircase rises to the second floor, where two additional bedrooms can be found. The principal bedroom is particularly well appointed, benefitting from fitted storage, a walk-in wardrobe and its own en suite shower room, creating an impressive private suite. Externally, the property has an attractive frontage with a lawned garden, central paved pathway and low maintenance slate borders with established planting. A tarmac driveway provides off road parking for two vehicles and leads to a detached single garage. Designed with ease of maintenance in mind, the garden features an attractive Indian stone paved patio, providing an ideal setting for al fresco dining and entertaining, together with an established lawn and mature hedging creating an appealing degree of privacy.

The property is conveniently positioned within the sought after village of Ackworth, within easy reach of a good range of local amenities, restaurants and schools. Regular bus services provide connections towards Wakefield and Pontefract, while the M62 motorway network is only a short distance away, making the location particularly convenient for commuters.

Offering an impressive amount of accommodation across three floors, together with excellent parking and attractive outdoor space, an early viewing is highly recommended to fully appreciate all that this superb family home has to offer.



ACCOMMODATION

**ENTRANCE HALL**  
16'3" x 6'0" [4.96m x 1.85m]  
Composite front entrance door leading into the entrance hall. Laminate flooring, central heating radiator with decorative cover and staircase with handrail providing access to the first floor landing. Four doors provide access to the understairs storage cupboard, downstairs W.C., modern fitted kitchen and dining room.

**DINING ROOM**  
12'2" x 8'11" [3.73m x 2.72m]  
Laminate flooring, central heating radiator with decorative cover and UPVC double glazed window overlooking the front elevation. Feature archway leading through to the kitchen breakfast room.



**KITCHEN/BREAKFAST ROOM**  
15'1" x 14'6" [4.61m x 4.42m]  
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Integrated fridge with separate integrated freezer below, integrated AEG oven and grill with AEG microwave above, separate four ring AEG hob and AEG extractor hood, Integrated full size Bosch dishwasher, integrated washing machine and stainless steel sink and drainer with swan neck mixer tap. Useful pull-out pantry cupboard, central heating radiator and fully tiled flooring. UPVC double glazed French doors open directly onto the landscaped rear garden.

**W.C.**  
7'5" x 2'11" [2.27m x 0.90m]  
Fitted with a low flush W.C. and large ceramic wash basin with chrome mixer tap and tiled splashback, set within high gloss vanity storage with chrome handles. Central heating radiator and ceiling mounted extractor fan.

**FIRST FLOOR LANDING**  
Central heating radiator and staircase with handrail providing access to the second floor landing. Doors provide access to two bedrooms, the living room and house bathroom.

**LIVING ROOM**  
10'5" x 15'3" [3.19m x 4.65m]  
UPVC double glazed window overlooking the rear elevation with fitted shutters and central heating radiator.



**BATHROOM/W.C.**  
7'11" x 5'6" [2.42m x 1.69m]  
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with chrome mixer tap and double ended panelled bath with centrally positioned mixer tap, shower attachment and folding glazed shower screen. Chrome ladder style radiator, UPVC clad ceiling, inset spotlights and ceiling mounted extractor fan.



**BEDROOM TWO**  
10'5" x 8'9" [3.18m x 2.69m]  
UPVC double glazed window overlooking the front elevation and central heating radiator.



**BEDROOM FOUR**  
6'10" x 6'2" [2.09m x 1.88m]  
UPVC double glazed window overlooking the front elevation and central heating radiator.

**SECOND FLOOR LANDING**  
Central heating radiator and loft access. Doors provide access to bedrooms one and three.

**BEDROOM ONE**  
11'8" x 13'5" [3.57m x 4.10m]  
UPVC double glazed window overlooking the front elevation and central heating radiator. Fitted double wardrobe with sliding doors, together with access to a separate walk-in wardrobe. Timber door providing access to the en suite shower room.



**EN SUITE SHOWER ROOM/W.C.**  
9'1" x 8'6" [2.79m x 2.60m]  
Fitted with a three piece suite comprising enclosed shower cubicle with bi-folding glazed door, mixer shower with rainfall shower head and separate shower attachment, low flush W.C. and pedestal wash basin with mixer tap and laminate splashback. Fully panelled walls within the shower enclosure, chrome ladder style radiator, extractor fan and inset spotlights to the ceiling. Timber framed double glazed Velux style roof window with integral blind overlooking the rear elevation. Door providing access to the boiler cupboard.



**BEDROOM THREE**  
8'5" x 6'5" [2.57m x 1.98m]  
Timber framed double glazed Velux style roof window overlooking the rear elevation and central heating radiator.

**OUTSIDE**  
To the front is an attractive lawned garden with a central paved pathway leading to the entrance door. A tarmacadam driveway provides off road parking for two vehicles and leads to the single detached garage. A low maintenance slate border with established planting sits to the side of the driveway. A paved pathway runs along the opposite side of the property through a timber gate, with low maintenance pebbled borders and an up-and-down exterior light positioned beside the front entrance. To the rear is a landscaped and low maintenance garden incorporating an Indian stone paved patio area, ideal for outdoor dining and entertaining. Beyond is an artificial lawn with low maintenance slate borders to all sides. The garden is fully enclosed by timber panel fencing.



**COUNCIL TAX BAND**  
The council tax band for this property is D.

**FLOOR PLANS**  
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

**VIEWINGS**  
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

**EPC RATING**  
To view the full Energy Performance Certificate please call into one of our local offices.