Richard Kendall Estate Agent

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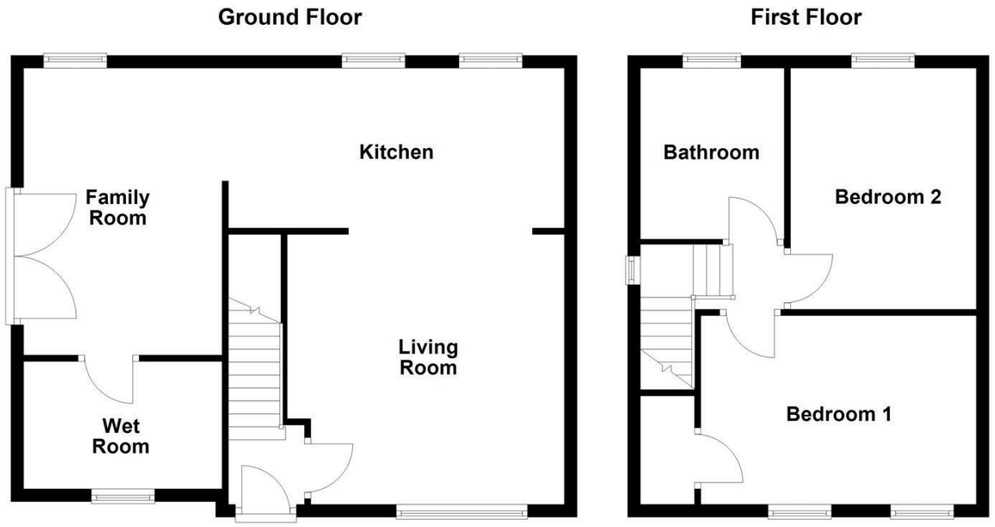
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



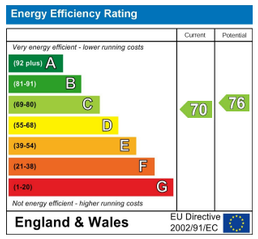
17 Chapel Garth, Ackworth, Pontefract, WF7 7NQ

For Sale Freehold Guide Price £205,000 - £215,000

Originally constructed as a three bedroom home, this property has been thoughtfully reconfigured to provide spacious two-bedroom accommodation, enhanced by a substantial side extension forming a generous family room and the addition of a practical wet room.

This comfortable family residence benefits from a gas fired central heating system and sealed unit double glazing throughout. The property is accessed via a welcoming entrance hallway leading into a well-proportioned living room featuring a characterful fireplace with a cast iron multi-fuel stove. The living space flows seamlessly into the adjoining kitchen, which is fitted to a high standard and offers a comprehensive range of contemporary units with integrated appliances and modern cooking facilities. An additional archway provides access to the impressive family room, complete with French doors opening to the side garden and internal access to the useful wet room. To the first floor, the property offers two generously sized double bedrooms, complemented by a spacious family bathroom. Externally, the home enjoys driveway parking and a front garden, together with a larger-than-average side garden that wraps around to a further enclosed garden at the rear.

The property is situated in the sought-after village of Ackworth, conveniently positioned for local shops, schools, and recreational amenities. A wider selection of facilities can be found in the nearby town centre of Pontefract, which offers railway stations and excellent access to the national motorway network.



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.

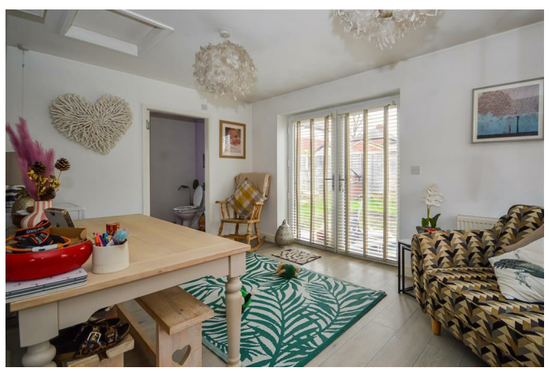
ACCOMMODATION

ENTRANCE HALL
Having a panelled front entrance door, central heating radiator, and stairs rising to the first floor.

LIVING ROOM
14'5" x 13'9" (4.4m x 4.2m)
A generously proportioned living room featuring a window to the front, double central heating radiator, and a feature fireplace housing a multi-fuel cast iron stove. There is also a useful understairs storage cupboard and an archway leading through to the adjoining kitchen.

KITCHEN
17'4" x 8'2" (5.3m x 2.5m)
Appointed to a lovely standard, the kitchen enjoys three windows overlooking the rear garden and is fitted with a contemporary range of cupboards with laminate worktops. Incorporated within the design are a twin sink unit, four-ring ceramic hob with glazed splashbacks and filter hood over, as well as integrated oven, microwave, and warming drawer. There is space and plumbing for a washing machine, space for a side-by-side American-style fridge freezer, and an integrated dishwasher. A doorway leads through to the adjoining family room.

FAMILY ROOM
14'9" x 10'2" (4.5m x 3.1m)
A bright and versatile reception space with a window to the rear, French doors opening onto a patio area to the side, and two double central heating radiators.



WET ROOM
10'2" x 6'6" (3.1m x 2.0m)
With a frosted window to the front, this wet room is fitted with a wet room-style shower with electric shower, partially tiled walls, low-suite WC, and wall-mounted wash basin. Also benefiting from an extractor fan.

FIRST FLOOR LANDING
Having a window to the side and loft access hatch.

BEDROOM ONE
14'5" x 10'2" (4.4m x 3.1m)
A well-proportioned double bedroom with two windows to the front, central heating radiator, and a useful over stairs storage cupboard.

BEDROOM TWO
12'5" x 9'6" (3.8m x 2.9m)
With a window overlooking the rear garden and central heating radiator.

BATHROOM
9'6" x 7'6" (2.9m x 2.3m)
Fitted with a three-piece white and chrome suite comprising panelled bath with shower over, low-suite WC, and pedestal wash basin. Also having a frosted window to the rear, central heating radiator, and extractor fan.

OUTSIDE
The property occupies a larger, wider-than-average plot and is approached via a driveway providing off street parking. To the front is a garden area, while to the side of the driveway is a broader section suitable for a variety of uses. The gardens extend around the side of the property to the rear, where there is a patio seating area and space offering potential for further extension, subject to the necessary statutory consents.

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

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.

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

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