



3 Bed  
Bungalow -  
Detached  
located in  
Pontefract  
Guide Price £475,000



**enfields**

Ackworth Road  
Pontefract  
WF8 3PG

#### Entrance Porch

UPVC door with double glazed window panel to front aspect, UPVC double glazed windows to front aspect, tiled flooring and doors leading through to reception hall.

#### Reception Hall

Gas central heated radiators and open brick archways leading through to inner hallway which has doors leading into other rooms and built in storage cupboards.

#### Breakfast Kitchen

13'9" x 11'10"

Matching high and low level storage units with laminate square roll edge work surfaces over, complimentary tiled splash backs, one and a half stainless steel sink with chrome mixer tap and drainer, integrated four ring gas hob with extractor fan over, integrated oven, grill and dishwasher, vinyl tiled effect flooring throughout, gas central heated radiator, UPVC double glazed window to side aspect, integrated full size fridge freezer and door leading through to rear hallway.

#### Rear Hallway

Vinyl tiled effect flooring, UPVC double glazed opaque windows to rear and side aspect, door leading through to utility room, W/C and composite door leading to rear garden.

#### W/C

Two piece suite comprising of low level W/C with soft close mechanism, hand wash basin mounted over vanity unit with chrome mixer tap, tiled walls and flooring to splash prone areas, useful storage cupboards and loft access.

#### Utility Room

Space and plumbing for washing machine, inset stainless steel sink with chrome taps, low level storage cupboard, tiled effect flooring, housing for the boiler and UPVC double glazed window to rear aspect.

#### Dining Room

9'6" x 11'10"

Gas central heated radiator and UPVC double glazed sliding doors to rear aspect.

#### Lounge

15'1" x 15'9"

Gas central heated radiator, UPVC double glazed windows to front and rear aspect and feature electric fireplace with Adam marble style surround hearth and back.

#### House Bathroom

Three piece suite comprising of low level W/C, pedestal hand wash basin with chrome mixer tap, panelled bath with chrome mixer taps and hand held shower with shower head attachment over, vinyl tiled effect flooring, wall mounted gas central heated radiator and tower rail, tiled walls throughout, UPVC double glazed opaque window to front aspect.

#### Bedroom One

13'9" x 12'2"

Gas central heated radiator, built in wardrobes and UPVC double glazed window to rear aspect.

#### Bedroom Two

10'2" x 10'6"

Gas central heated radiator, UPVC double glazed window to rear aspect and door leading through to en-suite.



3



2



3





#### En-suite

Three piece suite comprising of low level W/C, pedestal hand wash basin with chrome mixer tap, walk in electric shower with shower head attachment, wall mounted chrome gas central heated towel rail, tiled walls throughout, UPVC double glazed opaque window to rear aspect.

#### Bedroom Three

9'10" x 16'9"

Gas central heated radiator, built in wardrobes and UPVC double glazed window to front aspect.

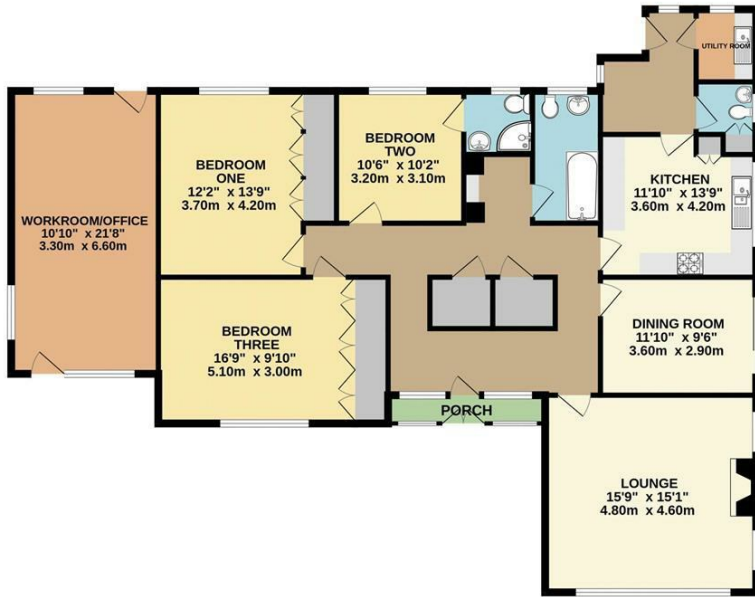
#### Outside

The property lies in a large plot of land, there is two garden areas to the front of the property, which is mainly laid to lawn split by a stone walkway, block paved borders and pebbled seating areas. There is a variety of bushes, shrubs and trees to all borders, as well as hedging and timber fencing to boundaries. Multiple off street parking is provided by the means of two separate driveways, and main road access being through two double wrought iron gates, with a stone parking space. Side driveway access through double timber gates, with a large, tracked area leading to a double detached garage, which has an up and over door, power and lighting, a side aspect door, UPVC double glazed window to side aspect on both the ground floor and first floor. The left side garden is accessed by a timber gate, having a pebbled border incorporating bushes, shrubs and trees, with hedging to boundaries, and an opening through to rear garden. The right side garden is also accessed by a timber gate, having a garden which is mainly laid to lawn with a stone walkway area, leading to multiple soil patch areas, a raised decking area and a stone patio area which is ideal for seating and entertainment. There is also a green house, timber shed, as well as bushes shrubs and trees to borders, timber fencing and hedging to boundaries with a timber gate for access to the rear garden. The rear of the property has a large stone patio area with bushes, shrubs, trees, hedging to boundaries, as well as access to a former garage/workroom. The former garage has a composite door to the rear and UPVC double glazed windows to front, rear and side aspect.

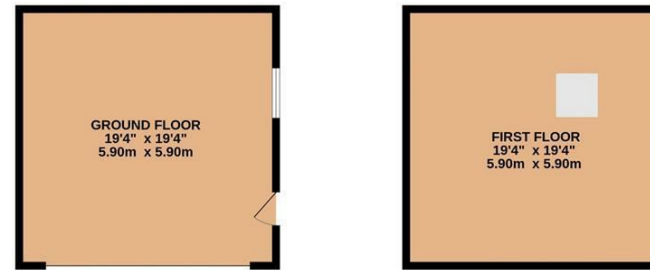


Property Particulars: D1

GROUND FLOOR  
1592 sq.ft. (147.9 sq.m.) approx.



DOUBLE DETACHED GARAGES  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 2342 sq.ft. (217.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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