



Meadow Way, Ackworth Pontefract WF7 7EW

Welcome to

Meadow Way, Ackworth Pontefract

***GUIDE PRICE £475,000 - £485,000 *** FOUR bedroom DETACHED property in a sought after location in ACKWORTH. The property comprises of a dining room, study, sun room, large kitchen, four bedrooms, two bathrooms and downstairs WC, DOUBLE GARAGE and roof terrace as well as attractive gardens.



Entrance Porch

With a front entrance door and a UPVC double glazed window to the front aspect.

Entrance Hall

With a front entrance door, a gas central heating radiator and two UPVC double glazed windows to the front and side aspect.

Wc

With a low level flush WC, wash hand basin, tiled flooring and a UPVC double glazed window to the rear aspect.

Study

11' 10" x 13' 8" (3.61m x 4.17m)

With a single glazed window to the front aspect, beams and a gas central heating radiator.

Lounge

13' 8" x 15' 10" (4.17m x 4.83m)

With a UPVC double glazed window to the side, double doors to the side, gas fire and a gas central heating radiator.

Dining Room

15' 8" x 9' 1" (4.78m x 2.77m)

With a UPVC window to the side aspect, coving to the ceiling, double doors to the lounge, access to the sun room and a gas central heating radiator.

Kitchen

18' 2" x 21' 3" max (5.54m x 6.48m max)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, built in electric oven, hob, fridge freezer, space for washing machine, under stairs storage cupboard, vinyl flooring, tiled walls, spot lights to the ceiling, gas central heating radiator, sliding door into the hall, two UPVC double glazed window to the rear aspect and a door to the side.

Sun Room

9' 2" x 7' 10" (2.79m x 2.39m)

With UPVC patio doors to the rear aspect, a UPVC double glazed window to the side aspect and a gas central heating radiator.

Landing

With access to the loft, airing cupboard and under roof storage.

Bedroom One

13' 10" x 11' 11" (4.22m x 3.63m)

With a UPVC double glazed window to the front aspect, fitted wardrobes and a gas central heating radiator.

Bedroom Two

11' 8" x 11' 1" (3.56m x 3.38m)

With a UPVC double glazed window to the side aspect and a gas central heating radiator.

Bathroom Two

With a low level flush WC, wash hand basin, shower cubicle, tiled flooring, heated towel rail and a UPVC double glazed window to the rear aspect,

Bedroom Three

6' 6" x 9' (1.98m x 2.74m)

With a UPVC double glazed window to the side aspect and a gas central heating radiator.

Bedroom Four

9' 2" x 9' (2.79m x 2.74m)

With patio doors to the roof terrace and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, tiled flooring, fully tiled walls, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

A large double driveway, small lawn and a gate to the side and rear.

Rear Garden

Mainly laid to lawn, mature trees and hedge and fencing surround.

Garage

Attached double garage, with electric and an electric door.

Outdoor Utility Room

With a sink, washing machine, tumble dryer and a door to the rear aspect.

Vendors Comment

The property has recently been fully rewired and the roof has been replaced on the roof terrace off bedroom four.



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Meadow Way, Ackworth Pontefract

- ***GUIDE PRICE £475,000 - £485,000 ***
- Four Bedroom Detached Home
- Two Bathrooms
- Downstairs WC
- Dining Room & Sun Room

Tenure: Freehold EPC Rating: D
Council Tax Band: F

guide price

£475,000 - £485,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118333 - 0009

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