

...Your proactive estate agent



Westwinds, Ackworth, Pontefract, WF7 7RP
£750,000

Park Row

This exclusive six-bedroom detached residence, finished in a striking stone build, is beautifully positioned at the end of a cul-de-sac within the highly desirable Westwinds development in the village of Ackworth. Properties on this sought-after street rarely come to market and consistently attract strong interest from discerning buyers.

Occupying a superb plot with woodland to the rear, the home benefits from an exceptionally private garden, creating the perfect setting for outdoor entertaining, relaxation, and enjoying the surrounding natural landscape. The property is arranged over three spacious levels and has been maintained to an exceptionally high standard throughout, with every room offering a sense of quality and impressive design.

The ground floor centres around a stunning open-plan kitchen, dining and family space located at the rear of the property, complete with bi-fold doors opening onto the garden, creating a seamless indoor-outdoor living experience. A separate lounge, utility room, and home office complete the ground floor accommodation.

To the first floor are four well-proportioned bedrooms and a contemporary family bathroom, with both the principal bedroom and second bedroom benefiting from their own ensuite facilities.



Entrance Hall

4.29 x 2.08 (14'1" x 6'10")

Access to the lounge, WC, kitchen diner and living room. Tiled flooring throughout. Modern brushed chrome traditional style radiator. Spotlights to the ceiling. Under stairs storage cupboard.

Lounge/Snug

2.61 x 2.79 (8'7" x 9'2")

Built in wardrobe style cupboards. Brushed chrome traditional style central heated radiator. Upvc double glazed window to the front elevation. Tiled flooring.



WC

1.44 x 0.92 (4'9" x 3')

WC with low level flush. Wash hand basin with chrome mixer tap set in two door vanity unit. Extractor fan. Tiled flooring throughout. Central heated radiator.



Living Room

4.51 x 4.87 (14'10" x 15'12")

Wool Carpeted throughout. Central heated traditional style radiator. UPVC double glazed bay window to the front elevation. UPVC double glazed window to the side elevation. Open flame built in gas fire built into a media wall.



Kitchen Diner

3.72 x 10.05 (12'2" x 32'12")

A modern range of high and low level traditional shaker kitchen units with contemporary micro stone worktops. A large kitchen island with breakfast bar incorporating a double inset under mounted composite sink with a chrome mixer tap. Integrated appliances including two neff fold away door ovens, neff electric hob with a built in extractor hood above, double wine fridge and integrated microwave. Space for fridge/freezer. Built in under counter fridge. Integrated bosch dishwasher. Built in recycling waste bins. Tiled flooring throughout. Three traditional brushed chrome central heated radiators. Spotlights to the ceiling and fitted wall lighting. Three aluminium bi-folding patio doors leading to the rear garden.



Utility Room

1.54 x 1.76 (5'1" x 5'9")

A Range of high and low level kitchen units in shaker style with micro stone worktops and upstand. Option to reconnect plumbing for washing machine and space for a tumble dryer. UPVC double glazed door leading to the side patio. Tiled flooring throughout.



Landing

5.03 x 2.09 (16'6" x 6'10")

Giving access to four bedrooms and the house bathroom. Wool Carpeted throughout. Central heated radiator. UPVC double glazed window to the front of the property.

Bedroom One

3.39 x 4.95 (11'1" x 16'3")

Access to the en suite. Built in wardrobe/storage. Wool Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front.



En Suite

1.83 x 2.53 (6' x 8'4")

White suite comprising of shower cubicle with mains feed

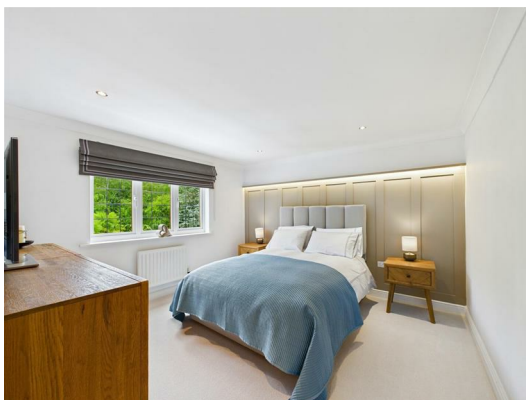
shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Wood effect tiled flooring. Central heated chrome towel rail. UPVC double glazed frosted window to the side elevation.



Bedroom Two

3.58 x 3.58 (11'9" x 11'9")

Wool Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear. Access to the en suite.



En Suite

1.24 x 2.15 (4'1" x 7'1")

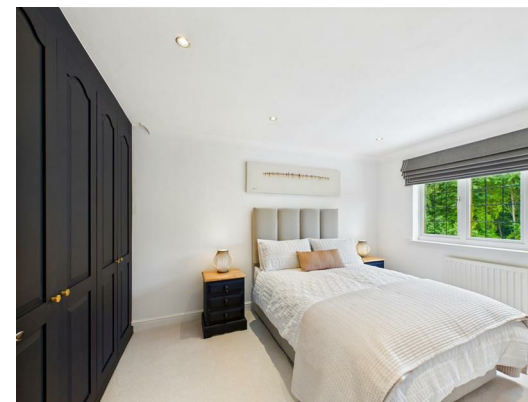
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Shower cubicle with mains feed power shower. Tiled flooring throughout. Central heated radiator.



Bedroom Three

3.60 x 3.43 (11'10" x 11'3")

Built in wardrobes/storage cupboards. Wool Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.



Bedroom Four

3.37 x 2.83 (11'1" x 9'3")

Wool Carpeted throughout. Central heated radiator. UPVC double glazed window to the front of the property.



Bathroom

2.54 x 2.85 (8'4" x 9'4")

White suite comprising of panel bath with chrome mixer tap. Wash hand basin with chrome mixer tap. WC with low level flush. Shower cubicle with mains feed shower. Extractor fan. Marble effect tiled flooring throughout. Chrome central heated towel rail. UPVC double glazed frosted window to the rear elevation.



Landing

1.12 x 1.11 (3'8" x 3'8")

Access to bedroom five and office/bedroom six. Carpeted throughout.

Bedroom Five

7.12 x 4.97 (23'4" x 16'4")

Wool Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation. UPVC double glazed window to the side elevation. Two double glazed UPVC Velux skylights to the rear elevation. Access into the loft storage eves.



Office / Bedroom Six

3.95 x 3.81 (12'12" x 12'6")

Wood effect flooring. Central heated radiator. UPVC double glazed window to the side. Double glazed UPVC Velux skylights to the rear elevation. Access into the loft storage eves.



Double Garage

5.58 x 5.36 (18'4" x 17'7")

Detached double garage with up and over doors. Side Access door leading to the patio garden area. Electric throughout.

External

This impressive detached stone-built residence enjoys an attractive and commanding frontage within an exclusive residential setting. The property is set behind a generous Tarmac driveway, providing ample off-road parking for multiple vehicles and leading to a detached double garage with twin up-and-over doors.

The home features a striking façade with quality stone elevations, a prominent bay window and attractive gable detailing, complemented by neatly landscaped borders and mature shrubs which enhance the property's kerb appeal. A paved pathway leads to the covered main entrance, creating a welcoming approach to the home while maintaining a sense of privacy and prestige.

To the rear, the property boasts a beautifully landscaped private garden, south-west facing, designed to provide an exceptional outdoor living and entertaining space. A spacious contemporary paved terrace extends directly from the property, offering ample room for outdoor seating and dining areas, ideal for entertaining guests or relaxing in the warmer months.

Beyond the terrace lies a well-maintained lawn surrounded by mature planting, trees and established borders, creating a tranquil and secluded setting. A curved stepping-stone pathway leads through the garden, adding character and structure to the landscaped space. The garden is fully enclosed with quality fencing and enjoys a high degree of privacy, making it perfect for families and outdoor leisure.



HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRAC - 01977 791133

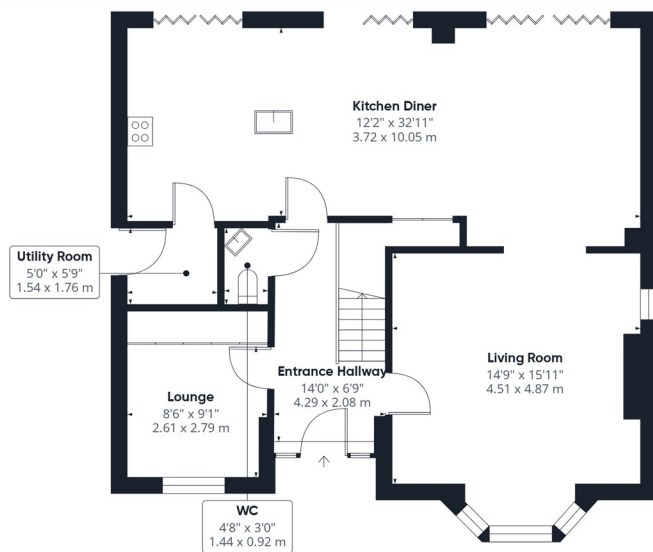
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

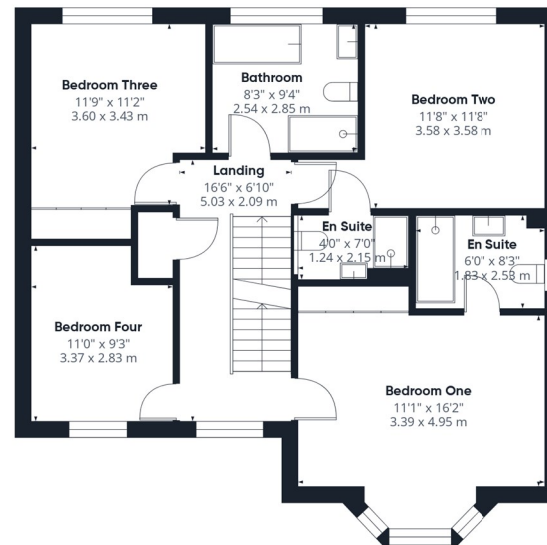
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

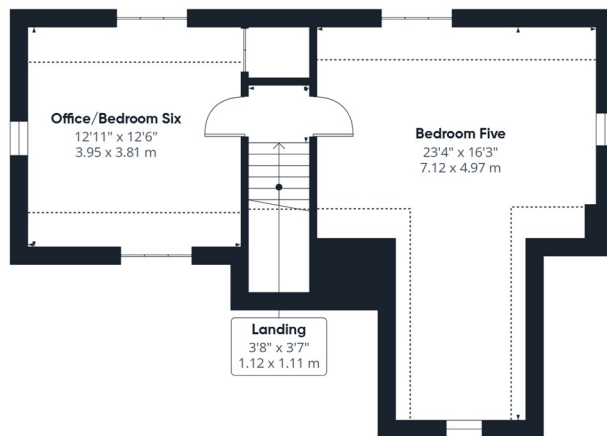
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



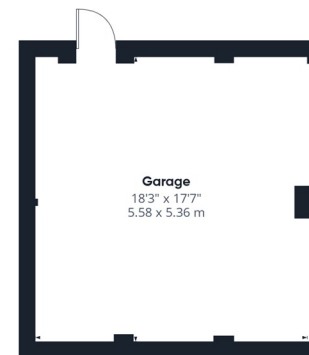
Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

2575 ft²

238.9 m²

Reduced headroom

120 ft²

11.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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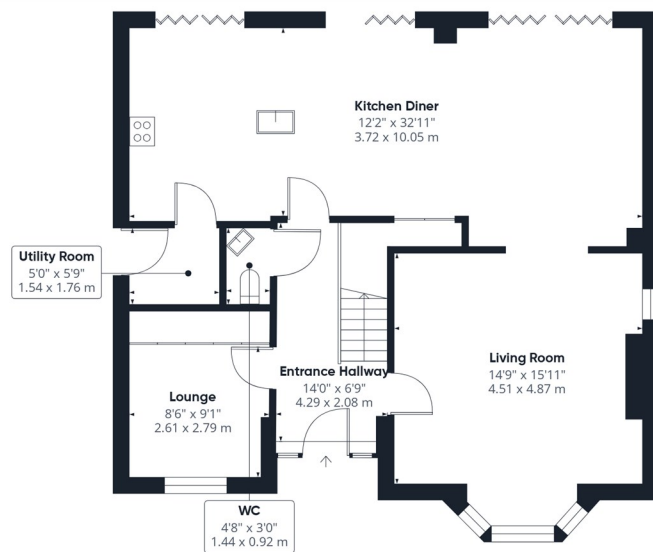
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W www.parkrow.co.uk

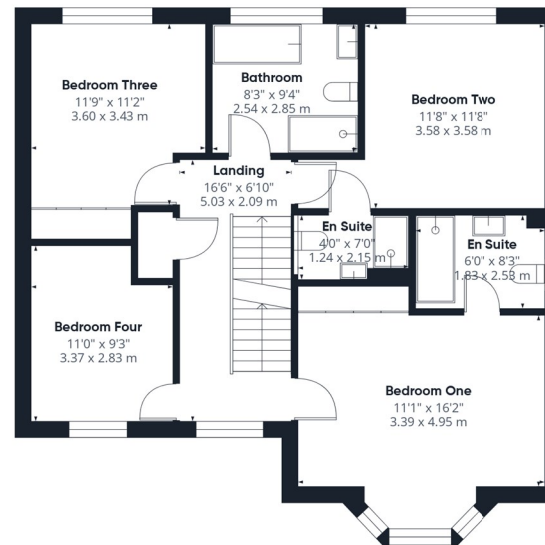
30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk

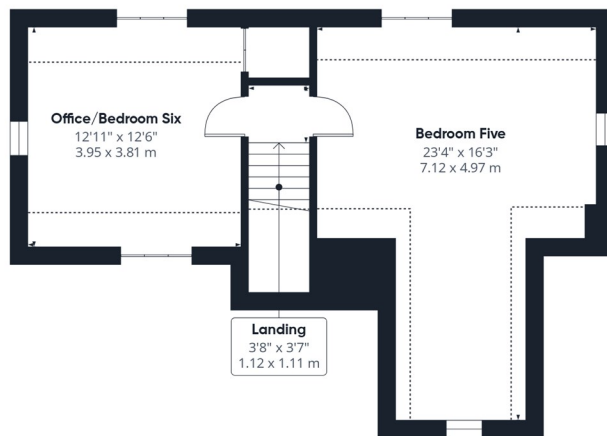
Park Row



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

2253 ft²

209 m²

Reduced headroom

120 ft²

11.1 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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