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## Oaklands, 1 Meadow Bank, Ackworth, Pontefract, WF7 7HW

**For Sale Freehold £750,000**

An absolutely grand detached house with five bedrooms and ample ground floor accommodation. Located in Ackworth, the home enjoys an en suite to the principal bedroom, a double garage, utility room and a ground floor office.

The accommodation briefly comprises entrance porch, hallway, living room with a dual aspect and a sitting room off, office, downstairs w.c., modern kitchen with black granite worktops, dining room and utility room. There is an integral double garage with two up and over electric doors. To the first floor the principal bedroom has an en suite shower room/w.c., there are four further bedrooms and the main house bathroom/w.c. Outside the property sits within a fantastic plot with lawned gardens, flagged patio seating area, bushes, shrubbery and a driveway providing off road parking for up to seven vehicles as well as share access to the front for neighbouring properties.

Acworth is a very popular location for those wishing to set up home within easy location to both Pontefract and Wakefield. Nearby to local schools and bus routes.

It really is with only a full internal inspection that one can fully appreciate the vast accommodation on offer within this beautiful family home.

### IMPORTANT NOTE TO PURCHASERS

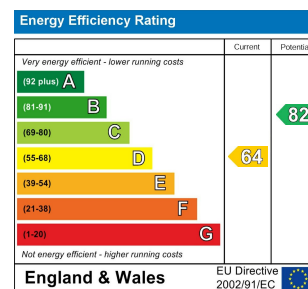
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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,  
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Ossett & Horbury offices 01924 266555  
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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.



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## ACCOMMODATION

### ENTRANCE PORCH

6'11" x 3'8" [2.11m x 1.14m]

Wood framed single glazed windows to the front and side elevation, wood framed door with frosted single glazed panels leading into the hallway.

### HALLWAY

Access to the front lounge, downstairs w.c., downstairs study/office and kitchen.

### LIVING ROOM

24'0" x 13'10" [7.32m x 4.24m]

UPVC double glazed windows to the front and rear elevation, two central heating radiators, coving to the ceiling, wall lights to two sides and an open fireplace with Yorkshire stone surround and log burner. Door leading to a second sitting room, currently used a music room.

### SITTING ROOM

8'3" x 8'3" [2.53m x 2.54m]

UPVC double glazed window to the side elevation with rear doors leading to the rear garden and central heating radiator.

### OFFICE

8'0" x 6'11" [2.44m x 2.13m]

UPVC double glazed window to the rear elevation, central heating radiator and wood flooring.

### W.C.

6'11" x 6'0" [2.13m x 1.85m]

UPVC double glazed frosted window to the front elevation. Two piece suite comprising low flush w.c. and wash hand basin with tiled splash back. Central heating radiator and wood flooring.

### KITCHEN

18'9" [max] x 15'5" [5.72m [max] x 4.70m]

Two UPVC double glazed windows to the rear elevation. Modern fitted kitchen with an array of wooden wall and base units with black granite work tops, central island with black granite work top and storage units underneath. Stainless steel sink and drainer unit, space for a double fridge/freezer, integrated dishwasher, space for a Range cooker, central heating radiator, spotlights to the ceiling, tiled flooring and door leading through to the dining room and side door providing access to the utility room.

### DINING ROOM

12'4" x 11'8" [3.76m x 3.58m]

UPVC double glazed window to the front elevation, central heating radiator, wall lights to two sides and wood flooring.

### UTILITY

13'6" x 7'10" [4.12m x 2.41m]

UPVC double glazed window to the rear elevation. An array of wall and base units for storage with laminate work tops, stainless steel sink and drainer, tiled flooring, space for a washing machine and dryer.

### INTEGRAL DOUBLE GARAGE

19'0" x 18'0" [5.80m x 5.51m]

Two electric roller doors to the front, currently used as a storage garage and workshop.

### FIRST FLOOR LANDING

### BEDROOM ONE

15'3" x 13'10" [4.66m x 4.22m]

UPVC double glazed windows to the front elevation, central heating radiator and door to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.

8'5" x 7'0" [2.57m x 2.15m]

UPVC double glazed frosted window to the front elevation. Three piece suite comprising walk in double shower cubicle with inset ceiling shower and handheld shower attachment, low flush w.c. and vanity wash hand basin. Fully tiled walls, spotlights to the ceiling and black radiator.

### BEDROOM TWO

11'8" x 10'10" [3.57m x 3.32m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side of the wall.

### BEDROOM THREE

11'11" x 10'11" [3.64m x 3.34m]

UPVC double glazed window to the rear elevation, central heating radiator and built in storage cupboard.

### BEDROOM FOUR

13'11" x 8'4" [4.25m x 2.56m]

UPVC double glazed window to the rear elevation and central heating radiator.

### BEDROOM FIVE

8'9" x 7'4" [2.68m x 2.24m]

UPVC double glazed window to the rear elevation and central heating radiator.

### BATHROOM/W.C.

8'5" x 7'4" [2.57m x 2.25m]

UPVC double glazed frosted window to the front elevation. Four piece suite comprising walk in shower cubicle with wall mounted shower and glass door, bath with handheld shower attachment, wash hand basin and low flush w.c. Central heating radiator, fully tiled walls and spotlights to the ceiling.

### OUTSIDE

The property sits on a fantastic plot with a low maintenance lawn to the front with bush and shrubbery border surrounding and driveway parking with ample space for six/seven vehicles. There is shared access to the front with neighbouring properties. There is a flagged patio seating area running down the rear of the property followed by a low maintenance lawn with bush and shrubbery border. Gated access to either side with access round to the front with a side garden incorporating low maintenance lawns with bush and shrubbery.

### COUNCIL TAX BAND

The council tax band for this property is TBC.

### 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.