



6 Bed  
House - Detached  
located in  
Pontefract

Offers Over £600,000



enfields

Ackworth Road  
Featherstone  
Pontefract  
WF7 5LY

#### Lead In

Ackworth Road is a stunning six-bedroom detached period residence occupying a prominent position within one of the most sought-after areas of Featherstone, overlooking the beautiful surroundings of Purston Park. Currently operating as a guest house, the property was originally a substantial family home and continues to offer an abundance of spacious and versatile living accommodation set across three impressive floors.

This unique traditional home has been modernised to an exceptionally high standard throughout whilst carefully retaining many original character features and period charm. The spacious layout includes several reception rooms together with generously sized bedrooms, many benefiting from ensuite facilities, making the property ideal for a variety of uses including continued guest accommodation or large family living.

Properties of this style and stature rarely come to the market within this area, and Glencoe truly represents everything a buyer could wish for in a distinctive detached residence. Located close to well regarded schools and within easy reach of Featherstone Town Centre offering a range of amenities and a train station with excellent commuter links, this property must be viewed to fully appreciate the size, character and quality on offer.

#### Cellar

12'7" x 12'3"

Power and electrics.

#### Entrance Porch

6' x 4'4"

Traditional entrance door and stained glass features. Access to the hallway. Tiled effect flooring.

#### Hallway

13'5" x 16'2"

Access to the dining room, kitchen diner, WC, living room and the stairs leading to the first floor. Tiled effect flooring. Central heated radiator.

#### Dining Room

12'10" x 13'2"

Feature fire with hearth and surround. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

#### Kitchen Diner

25'10" x 12'9"

Access to the cellar and the side porch. Modern range of high and low level kitchen base units. Integrated extractor hood. Sink with drainer and chrome tap. Space for a large cooker. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed windows to the rear elevation.

#### Living Room

13'5" x 16'2"

Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed bay window to the front elevation.

#### Side Porch

7'3" x 4'12"

Option to reconnect plumbing for washing machine. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect. UPVC door giving access to the rear.

#### WC

5'10" x 3'5"

WC with low level flush. Wash hand basin with chrome taps. Tiled effect flooring. Central heated radiator. UPVC double glazed frosted window to the side aspect.

#### Landing

6'3" x 11'9"

Access to four bedrooms and the stairs leading to the second floor. Carpeted throughout. Central heated radiator. Feature arch window to the side.

#### Bedroom Three

13'5" x 13'4"

Access to the en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

#### En Suite

6'4" x 7'

White suite comprising of panel bath with chrome taps, shower screen and mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the front elevation.

#### Bedroom Four

12'10" x 12'11"

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



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**En Suite**  
6'5" x 3'9"

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear elevation.

**Bedroom Five**  
9'12" x 13'3"

Access to the en suite. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

**En Suite**  
2'7" x 9'1"

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Tiled effect flooring. Chrome central heated towel rail.

**Bedroom Six**  
5'10" x 7'10"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation

**Landing**  
5'11" x 6'5"

Access to shower room and two bedrooms. Carpeted throughout.

**Bedroom One**  
12'10" x 13'7"

Access to the en suite and two built in storage cupboards/walk in wardrobes. Carpeted throughout. central heated radiator. UPVC double glazed window to the side elevation.

**En Suite**  
5'7" x 6'4"

White suite comprising of panel bath with chrome taps and shower attachment. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Wood effect flooring.

**Bedroom Two**  
8'12" x 13'4"

Access to WC. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front and side elevation.

**WC**  
2'10" x 4'7"

WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Tiled effect flooring.

**Shower Room**  
5'7" x 6'11"

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Wood effect flooring. Chrome central heated towel rail. UPVC double glazed window.

**External**

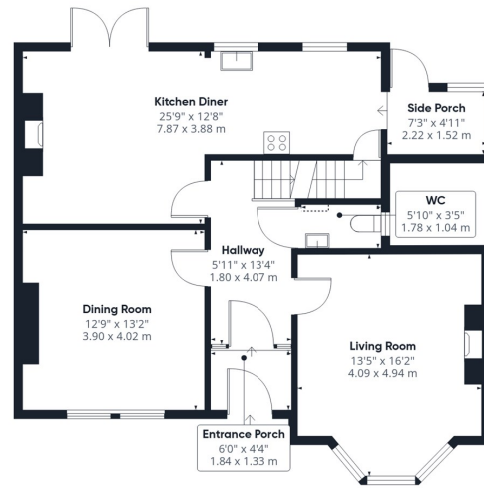
Externally, the property enjoys attractive front, corner and rear gardens alongside an extremely spacious driveway providing ample off-street parking. A useful cellar and detached garage further add to the practicality of this remarkable home.



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>		<b>77</b>
(55-68) <b>D</b>	<b>58</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	



Floor -1



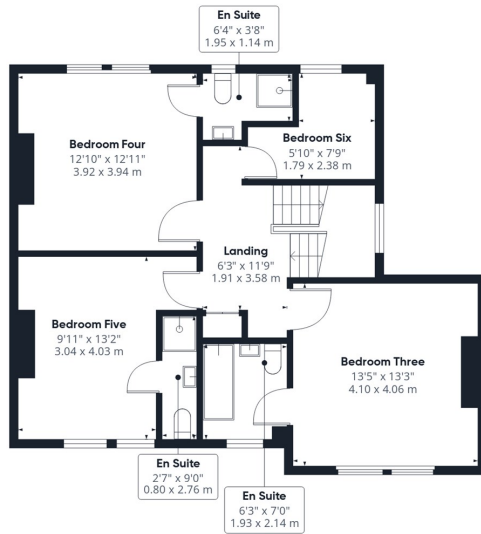
Floor 0

Approximate total area<sup>(1)</sup>

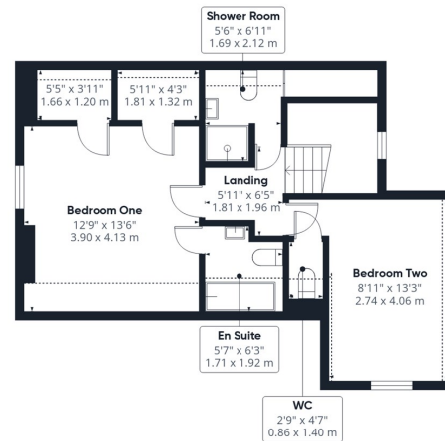
2139 ft<sup>2</sup>  
198.6 m<sup>2</sup>

Reduced headroom

63 ft<sup>2</sup>  
5.9 m<sup>2</sup>



Floor 1



Floor 2

(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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## CONTACT

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