

HUNTERS[®]

HERE TO GET *you* THERE

81 Wakefield Road, Ackworth, Pontefract, Wakefield, WF7 7AA

Offers In The Region Of £200,000

Property Images



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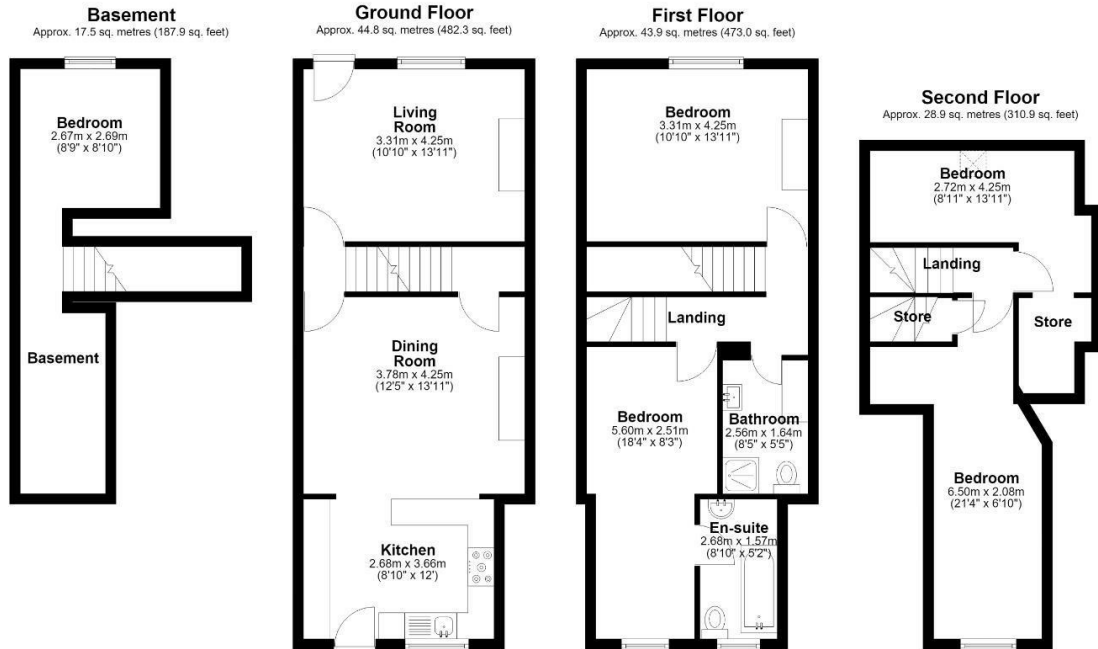
Property Images



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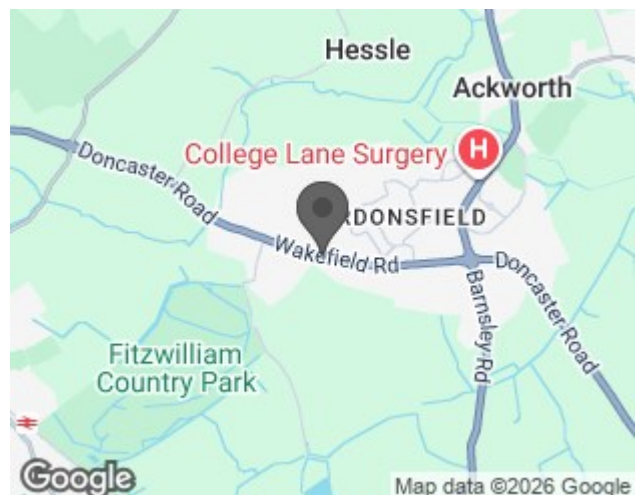


Total area: approx. 135.1 sq. metres (1454.1 sq. feet)

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Map



Details

Type: House - Mid Terrace Beds: 2 Bathrooms: 2 Receptions: 1
Tenure: Freehold

HUNTERS are delighted to introduce to the market this traditional stone fronted terraced property situated in the sought after village of Ackworth. Briefly comprising; living room, dining room, kitchen, basement (currently used as a bedroom) downstairs wc, bedroom with ensuite, further double bedroom, 2 loft rooms (currently used as bedrooms) and family bathroom this home really does need to be viewed to be fully appreciated.

THE SETTING:

Ackworth is a really sought after village that is located perfectly for accessing the neighbouring towns of Pontefract, Wakefield and Barnsley. Having a deep rooted community feel Ackworth could be described as a small town with schools, supermarkets, shops bars and eateries within easy reach. For those wanting access to the countryside, there are walks and nature on the doorstep and public transport links are easily accessible.

THE PROPERTY:

The space in this property has been maximised by the current owner creating a versatile large family home. As you enter the property you're greeted with a spacious living room with large window, feature chimney breast wall and ample space for furniture. The staircase runs up the middle of the property and to the rear is an open plan kitchen/dining room. Spanning the full width of the rear of the property to the rear is the family hub of the home the kitchen. The kitchen itself features a range of base and wall units with grey shaker style doors and complimentary chrome handles, the kitchen also benefits from an integral fridge freezer, space for a range style cooker, integral dishwasher, integral washing machine and quartz worktops. The dining space provides extra storage, space for a large dining table and has the versatility to be a space to work from home or childrens playroom. There is access to the fully functional basement via the dining room, the basement is currently used as a bedroom and there is a full drainage system which is maintained annually. A UPVC stable door from the kitchen gives access outside.

Upstairs one of the bedroom benefits from an ensuite. The ensuite features a separate walk in shower cubicle, handwash basin, wc and complimentary tiles. The second bedroom is a double room with ample space for furniture. The family bathroom completes this floor with a white 3 piece suite with shower over the bath and wall to ceiling white tiles. A staircase leads up to the loft conversion which has two further rooms currently used as bedrooms.

OUTSIDE SPACE:

To the front of the property is a pleasant buffer garden and to the rear is a fully enclosed rear courtyard with space for garden furniture and space for children to play.

In summary this property has a lot to offer a first time buyer or young family, its tucked away location, spacious rooms and generous gardens are just a few of the selling points. Viewing is essential to appreciate this home, call us today to arrange your viewing.

****IDEAL FOR FIRST TIME BUYERS OR YOUNG FAMILYS**SPACIOUS THROUGHOUT**GENEROUS GARDENS****

Features

- Stone fronted mid terraced property
- Master bedroom with en-suite
- Extended kitchen/dining room
- Courtyard to the rear
- Close to local amenities
- Versatile space with lots of accommodation
- Viewing Essential
- EPC rating D
- Council Tax Band B
- Freehold



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