



5 Bed  
House - Detached  
located in Ackworth

## 2 Holly Bank Ackworth Pontefract WF7 7LE



5



4



3



### Asking price £495,000

Nestled in the charming area of Holly Bank, Ackworth, this impressive detached house offers a perfect blend of space and comfort, making it an ideal family home. Built in 1976, the property boasts a timeless design that has been well-maintained over the years.

Upon entering, you are greeted by three spacious reception rooms, providing ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a formal dining room, a cosy lounge, or a vibrant playroom for the children.

The house features five generously sized bedrooms, ensuring that everyone in the family has their own private sanctuary. With two well-appointed bathrooms plus an extra shower area, morning routines will be a breeze, allowing for convenience and privacy.

The surrounding area of Ackworth is known for its friendly community and excellent local amenities, including schools, parks, and shops, making it a desirable location for families. The property is set in a peaceful neighbourhood, offering a tranquil retreat while still being within easy reach of Pontefract's vibrant town centre.

This delightful home presents a wonderful opportunity for those seeking a spacious and comfortable living environment in a sought-after location. With its ample living space, convenient layout and good sized private garden, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this house your new home.

#### Vestibule

The vestibule welcomes you into the home with a mirrored built-in storage cupboard, decorative ceiling rose and a composite front door featuring a stained glass design. It leads directly into the hallway, providing access to the rest of the ground floor.

#### Living Room

20'7" x 12'2"

The spacious living room is bright and airy, featuring a large window that lets in plenty of natural light. It includes a decorative ceiling rose, coving, and neutral decor with carpeting underfoot. Double doors connect the living room to the dining room, creating an inviting flow between these two relaxing and entertaining spaces.

#### Dining Room

15'4" x 8'8"

The dining room sits adjacent to both the living room and kitchen, making it a perfect space for family meals or entertaining guests. It has space for a large dining with two arched windows adding character, and is finished with ceiling roses and coving. The room benefits from natural light and offers a pleasant view of the garden.

#### Conservatory

13'1" x 10'0"

The conservatory is a light-filled space with large windows and a vaulted glass ceiling supported by ceiling fans. It connects internally to the dining room and has double doors leading outside to the garden patio.

#### Kitchen/Breakfast Room

15'9" x 13'3" L-shaped

The kitchen/breakfast room combines practicality with style, featuring wooden cabinetry with ample storage, granite-effect work surfaces and a tiled splashback. It is equipped with a double oven, a stainless-steel extractor hood, and space for an American-style fridge freezer. A washing machine is integrated under the counter by the window, which provides views out to the garden. There is also a door leading out to the rear garden, allowing for easy access to outdoor dining or socialising.

#### WC

The ground floor cloakroom offers convenient facilities, fitted with a modern WC and wall-mounted hand wash basin. The half-height tiled walls add a smart finish, making this a functional and tidy space.

#### Landing

The first floor landing provides access to all five bedrooms and the family bathroom. It features a wooden balustrade and carpeted floor, with a storage cupboard tucked beneath the stairs for added practicality.

#### Bedroom 1

18'3" x 8'10"

The master bedroom is a generous double room with neutral decor and carpeted flooring. It includes a spacious built-in wardrobe with mirrored doors, pendant lighting with a ceiling rose, and access to an en suite bathroom for added privacy.

#### Ensuite

6'8" x 6'4"

The en suite bathroom connected to the master bedroom features a jacuzzi-style bath with tiled surround, a toilet, a pedestal sink, and a window providing natural light and ventilation. The walls are fully tiled with decorative accents, creating a serene space.

#### Bedroom 2

16'2" x 9'0"

A second double bedroom, carpeted and neutrally decorated, offers ample space for a double bed and storage furniture. It benefits from a large window overlooking the rear of the property, filling the room with natural light.

#### Bedroom 3

11'8" x 8'4" max

Bedroom 3 is a slightly smaller double room with neutral tones and carpeting. It features a window to the front and space for bedroom furniture, making it suitable as a guest or child's bedroom.



#### Bedroom 4

11'5" x 7'9"

Bedroom 4 is a single room with simple, neutral decor and a window overlooking the rear. It provides a cosy space for a single bed and storage or could be utilised as a study or nursery.

#### Bedroom 5

14'9" x 6'2"

Bedroom 5 is a long single bedroom and is currently used as a dressing room for bedroom 1 with a window to the front, offering pleasant garden views.

#### Bathroom

6'2" x 5'5"

The family bathroom is fitted with a traditional style white suite including a panelled bath, pedestal wash basin, and toilet. The walls are tiled in a classic blue and white pattern and a frosted window allows for natural light and privacy.

#### Shower Room

A separate shower room is conveniently located on the first floor, featuring a shower cubicle with a glass door and tiled walls. A heated towel rail adds comfort and practicality.





### Rear Garden

The rear garden is a beautifully landscaped area combining lawn, mature shrubs, and a paved patio that is perfect for outdoor dining or relaxing. A wooden pergola leads to the patio, which has ample space for garden furniture and a barbecue. The garden is enclosed by fencing and offers a good degree of privacy, making it an ideal space for family enjoyment or entertaining.

### Front Exterior

The property enjoys a wide frontage with a brick-paved driveway providing off-road parking for multiple vehicles. The garage is integrated into the house and accessed internally from the hallway, while the front garden is neatly maintained with mature shrubbery and lawn areas adding to the property's kerb appeal.



### MISC

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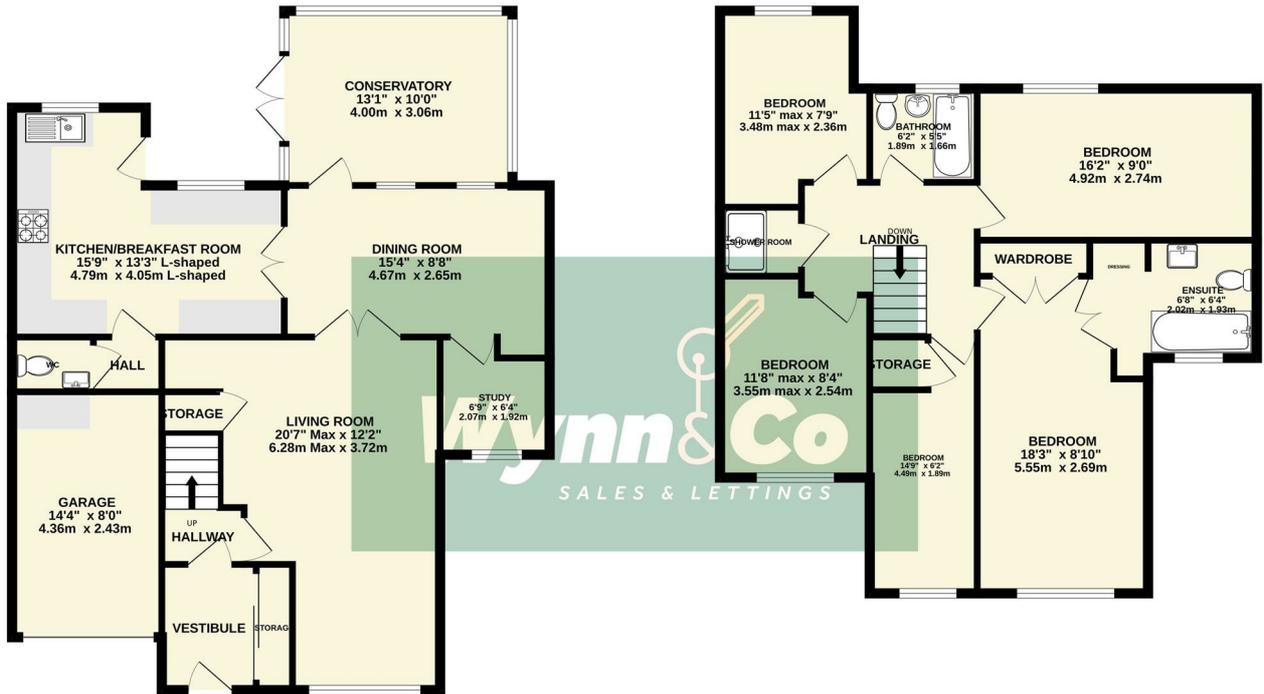


2 Holly Bank, Ackworth, Pontefract, WF7 7LE



GROUND FLOOR  
965 sq.ft. (89.7 sq.m.) approx.

1ST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



FIVE BEDROOM DETACHED FAMILY HOME

TOTAL FLOOR AREA: 1765 sq.ft. (164.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

DIRECTIONS

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