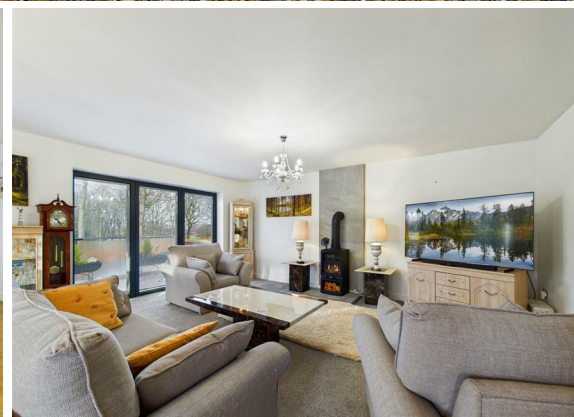




4 Bed  
House - Detached  
located in  
Featherstone

Guide Price £600,000



**enfields**

Ackworth Road  
Purston Jaglin  
WF7 5ND

**\*\*GUIDE PRICE\*\*MODERNISED THROUGHOUT\*\*LARGE RECEPTION ROOMS\*\*GENEROUS SIZED PLOT\*\***

An IMMACULATELY PRESENTED Modern Detached Home with stunning views over local countryside.

Occupying an enviable position overlooking Purston Park to the front and enjoying tranquil open field views to the rear, this exceptional modern detached residence is presented to an exquisite show-home standard throughout.

The property offers generous and versatile living space, finished with high-quality modern fixtures, fittings, and smart home features. The ground floor benefits from underfloor heating, complemented by gas central heating radiators, double-glazed windows, and bi-fold doors where appropriate, creating a bright and seamless flow between indoor and outdoor living.

Accommodation to the ground floor briefly comprises a stylish open-plan kitchen diner, a spacious lounge, downstairs WC, utility room, pantry and store room, and a separate study, ideal for home working.

To the first floor are well-proportioned double bedrooms, with the impressive principal bedroom enjoying its own dressing room and en-suite shower room, alongside a contemporary family bathroom.

Externally, the home is equally impressive. The enclosed rear garden features decked and patio seating areas, a well-maintained lawn, and includes a hot tub, which is to remain as part of the sale. To the front, the property is accessed via private electric gates, offering ample off-road parking and a double detached garage.

Situated within one of Featherstone's most sought-after locations, properties of this calibre and position rarely come to market. The home is conveniently located close to local schools, shops, and motorway links, with Ackworth School, a highly regarded private school, just a short drive away.

An early viewing is highly recommended.  
Call Enfields today to arrange your appointment !

Hallway  
6'8" x 13'11"

A side Composite entrance door leads into the hallway. The hallway gives access to the lounge, kitchen, wc and study. A feature oak and glass staircase leads to the first floor. There is Karndean flooring with underfloor heating and spotlights to the ceiling. Floods of light fill the hallway through glass panel doors from the lounge and kitchen.

Living Room  
17'5" x 21'11"

A generous sized living room complimented with Upvc windows to the front and side elevations. There also is access to a front balcony access via Upvc bi folding doors. A feature log effect buying gas fire inset onto a slate tiled hearth and slate decorative wall behind. Spotlights and feature lighting and underfloor heating.

WC  
5'9" x 5'7"

Two piece suite comprising low flush w.c. wash basin with chrome mixer tap set into vanity units with chrome handles below, tiled splashback, vanity mirror with built in lights, inset spotlights and extractor fan to the ceiling, chrome heated towel radiator, tiled floor, underfloor heating.

Office  
9'4" x 10'6"

UPVC double glazed window to the front elevation. A gas central heated radiator, Karndean flooring. Solid oak door with chrome handle which gives access into the store room.

Boot Room  
12'2" x 10'6"

UPVC double glazed door which leads to the rear garden. Storage shelving and a storage cupboard housing the central heating boiler.





#### Kitchen

15'7" x 21'11"

A beautiful fitted kitchen diner complimented with a matching kitchen island, comprising of a range of wall and base units in a high gloss design with quartz work surfaces over. Appliances include a Neff oven and grill and microwave. A fitted fridge freezer, electric induction hob and extractor hood over.

The kitchen island includes matching units and quartz worksurfaces surfaces with an inset sink and chrome mixer tap. Integrated dishwasher. There are spotlights and feature lighting to the plinths and island. Under floor heating sits beneath the Karndean flooring. Access to the pantry and access door into the utility room. Bi folding doors with fitted blinds open onto the enclosed rear garden.

#### Utility Room

5'9" x 6'8"

With a range of high gloss wall and base units and Quartz work surfaces over with matching upstands, stainless steel under mounted sink and chrome mixer tap. Tiled flooring, plumbing for an automatic washing machine and space for a dryer and fridge freezer. Handy Butler adjustable up/down clothes drier rail. Double glazed frosted window to the side elevation.

#### Landing

6'7" x 8'7"

UPVC double glazed Velux window to the ceiling, spotlights to the ceiling, loft access, gas central heating radiator, solid oak doors leading to all four bedrooms and house bathroom. Airing cupboard with fixed shelving, power and light.

#### Bedroom One

18' x 14'1"

UPVC double glazed French doors to the front elevation with built in blinds opening onto a Juliet balcony, UPVC double glazed window to the side with built in blinds, gas central heating radiator. Solid oak doors to the dressing room and en suite shower room.

#### Dressing Room

11'4" x 5'3"

Spotlights to the ceiling, wall mounted electric heater and power.

#### En Suite

6' x 9'6"

Three piece suite comprising of a large walk in shower cubicle with shower screen, chrome rain shower head and mixer shower attachment. Wash basin with chrome mixer tap built into vanity cupboards and a low flush w.c. Partly tiled walls, tiled floor, tiled skirting boards, inset spotlights and extractor fan to the ceiling and UPVC double glazed Velux frosted window.

#### Bedroom Two

10'8" x 21'3"

Two UPVC double glazed windows to the rear with sun blinds, Gas central heating radiator.





103A Ackworth Road, Purston Jaglin, WF7 5ND

**Bedroom Three**

12'4" x 12'3"  
UPVC double glazed Velux window with sun blinds to the side elevation and UPVC double glazed window to the rear elevation. Gas central heating radiator.

**Bedroom Four**

8'3" x 16'11"  
UPVC double glazed window to the rear elevation with pull down blind and a gas central heating radiator.

**Bathroom**

9'5" x 12'3"  
Comprising of a four piece suite with large walk in shower cubicle with shower screen, chrome rain shower head to the ceiling and shower attachment, a bath with tiled surround with mixer tap and shower attachment, low flush w.c and a wash hand basin set into high gloss vanity cupboards with mixer tap and tile splashback. Part tiled walls, tiled floor, inset spotlights and extractor fan to the ceiling, UPVC double glazed Velux window to the side elevation.

**Exterior**

To the front there are double electric gates providing access onto a large block paved driveway providing ample off road parking for several vehicles with detached double garage with electric door, two up and down chrome lights either side of the door, UPVC side entrance door and window to the side aspect, as well as power and light within.  
There is an attractive artificial lawned garden aside and a wood chip section, up and down lights, outside sensor lighting, steps lead up to a paved patio area with glass balustrade surrounds and hand rail leading to the elevated balcony. Wall and fenced boundaries. Timber gate providing access to the side paved pathway with pebbled edges. A timber shed and steps lead to a further timber gate at the other side.

**Rear Exterior**

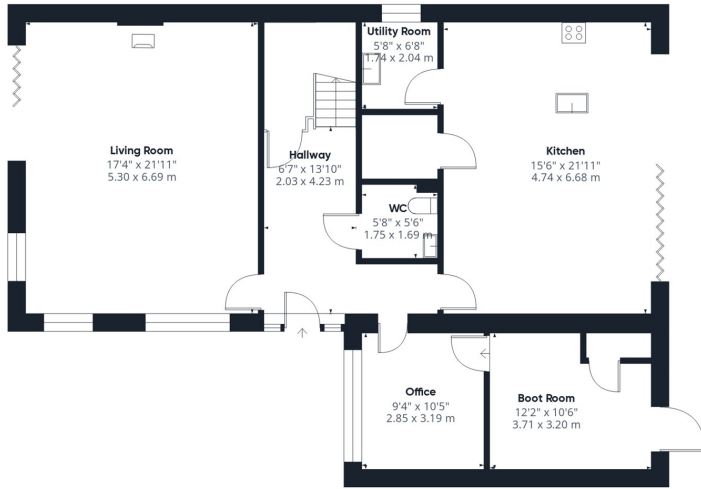
To the rear is a large paved patio area with steps leading up to a second paved patio area with timber pergola and low maintenance artificial lawned to the side with planted borders between. There is a large timber summerhouse with double timber doors providing access into it with electric heating, light and power within. There is a large hot tub with double outside power socket and provision for a television, with timber single glazed window to the side aspect, covered roof. The rear garden is completely enclosed by timber panelled surround fences.

**Double Garage**

Electric up and over door, lighting, electrical sockets, UPVC entrance door, UPVC window to the side. Outside lighting and sensor lights. Artificial grassed lawn to steps with stone chippings around garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>	87	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



Floor 0 Building 1

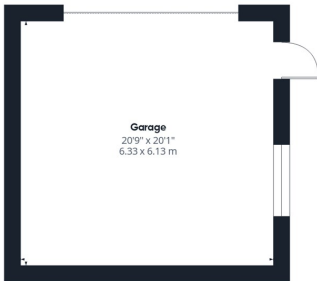


Floor 1 Building 1

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

2699 ft<sup>2</sup>  
250.7 m<sup>2</sup>

Reduced headroom  
39 ft<sup>2</sup>  
3.7 m<sup>2</sup>



Floor 0 Building 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.

GIRAFFE360

CONTACT

30 Newgate  
Pontefract  
WF8 1DB

E: sales-pontefract@enfields.co.uk  
T: 01977 233124

enfields