



4 Bed
House - Detached
located in
Pontefract

Offers In Excess Of
£300,000



enfields

Ackworth Road
Pontefract
WF8 4NQ



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****DO NOT MISS THIS FAMILY HOME WITH OPPORTUNITY TO MODERNIZE ** **NO ONWARD CHAIN**** This spacious four bedroom detached property offers fantastic potential to update and further develop (subject to planning permission). Features include a generously sized lounge, open plan kitchen/dining area, downstairs W/C, and an updated family bathroom. The property also boasts a sunny, well positioned rear garden with a patio area, multiple off street parking spaces, and an attached garage. Conveniently located close to local amenities and well regarded schools.

Enfields are delighted to offer for sale this four bedroom detached property situated within a popular residential area of Pontefract.

In need of some modernisation, this family home is located close to a full range of local amenities found within Pontefract and Junction 32 Outlet Village which all have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The property briefly comprises; A bright and spacious open-plan lounge and kitchen/dining room, and a downstairs W/C. To the first floor; Two double bedrooms, two generously sized single bedrooms, and a modern house shower room.

Externally, the property benefits from a sunny, low maintenance rear garden with a patio area, suitable for seating or additional parking. A large front garden and an attached garage (with potential for conversion, subject to necessary consents) further enhance the property's appeal. Available with no onward chain a viewing is highly recommended to appreciate the accommodation this property has to offer. Freehold: Energy Performance Rating D: Council Tax Band D. For further information regarding this property ple

Entrance Hallway

Enter through UPVC double glazed door with double glazed opaque window panel to front aspect. Stairs leading to first floor landing and door with opaque glass window panels leading through to lounge.

Lounge

21'10" x 12'2"

Feature gas fireplace with Adams style surround and a tiled back and hearth. Gas central heated radiator and UPVC double glazed bay window to front aspect. Door leading through to a storage area with door through to downstairs W/C.

Downstairs W/C

Two piece suite comprising of a low level W/C with a hidden cistern. Wall mounted handwash basin with chrome taps. Gas central heated radiator and tiled walls throughout.

Dining Area

11'10" x 7'10"

Gas central heated radiator and UPVC double glazed bay window to rear aspect.

Kitchen

11'10" x 7'6"

Matching high and low level storage units with square edged work surfaces and tiled splashbacks. Inset stainless steel double sink with chrome mixer tap. Integrated oven/grill. Integrated four ring gas hob with extractor fan over. Space for full size fridge freezer. Tiled walls throughout. UPVC door to side aspect. Space and plumbing for washing machine.

First Floor Landing

UPVC double glazed window to side aspect. Doors leading into other rooms and airing cupboard.

Bedroom One

15'1" x 9'2"

Gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Two

11'2" x 9'2"

Gas central heated radiator and UPVC double glazed window to front aspect.

Bedroom Three

11'10" x 5'11"

Gas central heated radiator and UPVC double glazed window to rear aspect.

Bedroom Four

5'11" x 9'2"

Gas central heated radiator and UPVC double glazed window to side aspect.

House Bathroom

7'7" x 5'11"

Three piece suite comprising of a low level W/C with hidden cistern. Handwash basin mounted over vanity unit with chrome taps. Laminate roll edged countertop. Walk in mains fed thermostatic controlled shower. Tiled walls and gas central heated radiator. UPVC double glazed opaque window to front aspect.

Outside

Front of the property has a stone walkway to front door entered through a timber gate. Two large, pebbled areas with a variety of bushes and shrubs. Timber fencing to boundaries. Rear of the property accessed via right hand side through wrought iron gate. Large driveway providing multiple off street vehicle parking to the rear of the property. Timber fencing and hedging to boundaries leading to an attached garage with electric door, water supply and UPVC double glaze window to front aspect.

Property Particulars D1



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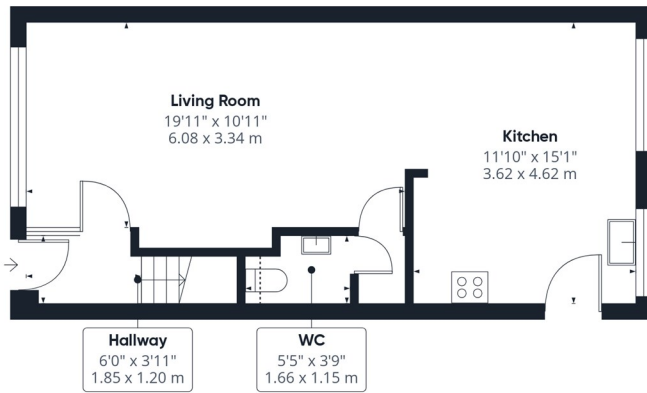
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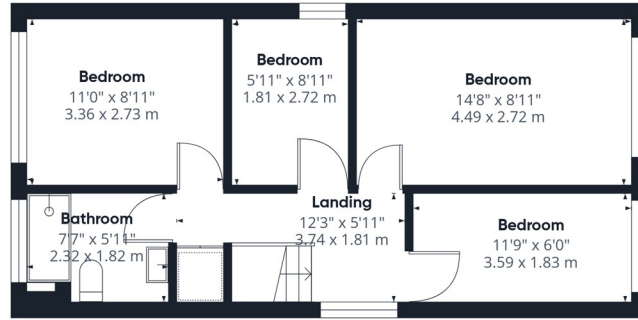
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Property Particulars D1





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
1109 ft²
103 m²

Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

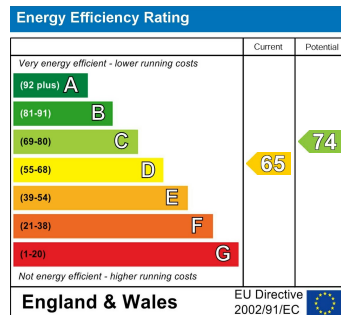
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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