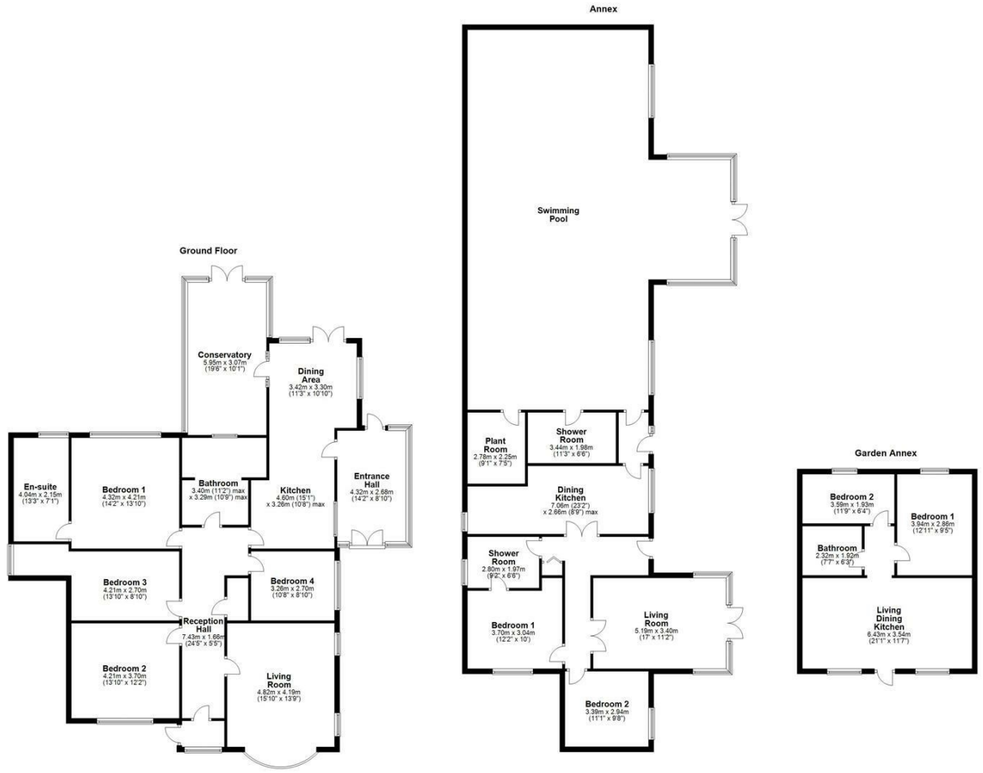
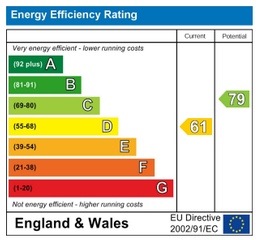


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

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107 Ackworth Road, Purston, Pontefract, WF7 5ND

For Sale Freehold £650,000

Enjoying a fantastic degree of privacy, a spacious four bedroom main residence plus a leisure annex with 80,000 litre swimming pool and separate accommodation all set on a plot extending to 0.55 acres (0.22 hectares).

Automated gates open to reveal a courtyard to the front of the main residence that provides ample off street parking and turning space and in turn leads up to a car port as well as a separate gated area leading up to the garage. Immediately to the front of the main residence is a general purpose building currently used as a home gymnasium alongside a range of outbuildings. Round to the rear of the property there is a lovely garden extending past a leisure annex that houses a 12m swimming pool as well as a separate two bedroom annex ideal for a dependent relative. To the rear of the garden there is a further separate annex constructed within a log cabin providing further two bedroom accommodation.

The main residence has a central reception hall that provides access to all principal rooms. The living room is of fine proportions and has a feature fireplace and there is a characterful dining kitchen finished in a farmhouse style with French doors out to the rear garden. Off the dining area to the rear of the kitchen there is a well proportioned conservatory also taking full advantage of the views to the rear. To the side of the kitchen is a further conservatory style room that acts as the spacious utility to this characterful home. The principal bedroom has a luxuriously appointed en suite and there are further three bedrooms served by a well appointed family bathroom/w.c. The leisure annex incorporates a 12m swimming pool and takes further advantage of the views to the garden. Attached to this annex is a separate living area with its own entrance, living room, dining kitchen, two bedrooms and a shower room/w.c. To the rear of the garden there is a further temporary structure that has been converted to provide even further living accommodation with a characterful living dining kitchen leading through to a further two bedrooms and a bathroom/w.c.

The property enjoys a particularly private position opposite Purston Park, is approximately one mile from Ackworth private school and a good range of local shops and recreational facilities aswell as a railway station. A broader range of amenities are available in the nearby centers of Pontefract and Castleford and the national motorway network is readily accessible.



ACCOMMODATION

ENTRANCE PORCH
External door to the side and internal door to the reception hall.

RECEPTION HALL
24'4" x 5'5" (7.43m x 1.66m)
Doors to all principal rooms, ceramic tiled floor, built in storage cupboard.

LIVING ROOM
15'9" x 13'8" (4.82m x 4.19m)
Bow window to the front, two windows to the side, three central heating radiators, feature marble fireplace with cast iron insert housing a living flame coal effect gas fire. Provision for a wall mounted television.



CONSERVATORY STYLE ENTRANCE HALL
14'1" x 8'10" (4.3m x 2.7m)
Windows to three sides, doors to both the front and rear. Ceramic tiled floor and fitted with a range of kitchen style cupboards with butchers style block worktops incorporating a Belfast ceramic sink, space and plumbing for a washing machine and tumble dryer. Contemporary style vertical central heating radiator.

KITCHEN
15'1" x 10'9" max (4.6m x 3.3m max)
Fitted with a range of hand painted wall and base units with butchers block style solid wood worktops incorporating a ceramic sink unit with spray mixer tap, electric Aga with filter hood over, separate built in electric oven, external door and window through to the conservatory style porch to the side.

ADJOINING DINING AREA
11'1" x 10'9" (3.4m x 3.3m)
Windows to both the side and rear, double doors to the rear garden.

CONSERVATORY
19'4" x 10'2" (5.9m x 3.1m)
Double doors out to the rear garden, ceramic tiled floor and double central heating radiator.

BEDROOM ONE
14'1" x 13'9" (4.3m x 4.2m)
Bay window to the rear, double central heating radiator.



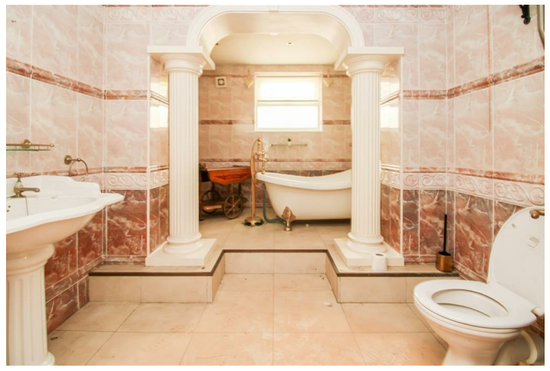
EN SUITE/W.C.
13'1" x 7'2" (4.0m x 2.2m)
Frosted window to the rear and lavishly appointed with a three piece suite comprising wide shower cubicle with twin head shower and body jets, vintage style w.c. and a wide marble wash basin. Victorian style heated towel rail, large contemporary style vertical central heating radiator.

BEDROOM TWO
13'9" x 12'1" (4.2m x 3.7m)
Window to the front, central heating radiator and double fronted fitted wardrobe with mirror fronted sliding doors.

BEDROOM THREE
13'9" x 8'10" plus 8'2" x 3'11" (4.2m x 2.7m plus 2.5m x 1.2m)
Window to the side and central heating radiator. Broad range of fitted wardrobes with mirror fronted sliding doors.

BEDROOM FOUR
10'9" x 8'10" (3.3m x 2.7m)
Window to the side, full height fitted wardrobes.

BATHROOM/W.C.
11'1" x 10'9" max (3.4m x 3.3m max)
Lavishly appointed in a Grecian style with three piece suite comprising slipper style freestanding bath, pedestal wash basin and high level flush w.c. Victorian style heated towel rail, ceramic tiled walls, frosted window to the rear and extractor fan.



ANNEX

ENTRANCE HALL
UPVC front entrance door, tiled floor, fitted cupboards with mirror fronted sliding doors to the side.

LIVING ROOM
17'0" x 11'1" (5.2m x 3.4m)
Double French doors out to the gardens, windows to the front, central heating radiator and concealed in a cabinet, provision for a wall mounted television.

DINING KITCHEN
22'11" x 8'10" max (7.0m x 2.7m max)
Window to the front, frosted window to the rear and kitchen area fitted with a range of quality cream fronted wall and base units with butchers block solid wood worktops incorporating a twin ceramic sink unit. Built in stainless steel four ring gas hob with filter hood over, built in oven and grill, integrated fridge freezer, matching breakfast bar leading into the adjoining dining area with connecting door through to the leisure annex.



BEDROOM ONE
12'1" x 9'10" (3.7m x 3.0m)
Window to the front. A range of fitted wardrobes with mirror fronted sliding doors aswell as fitted cupboards and drawers. Central heating radiator and window to the front. Connecting door through to the bathroom/w.c.

BEDROOM TWO
11'1" x 9'10" (3.4m x 3.0m)
Window to the front, central heating radiator and a full width range of mirror fronted fitted wardrobes.

SHOWER ROOM/W.C.
9'2" x 6'6" (2.8m x 2.0m)
Fitted to a good standard with a three piece modern white and chrome suite comprising corner shower cubicle with Mira electric shower, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Tiled walls and floor, chrome ladder style hated towel rail and frosted window to the side. Extractor fan.

LEISURE ANNEX

SUN ROOM STYLE ENTRANCE AREA
Providing ideal space for a gymnasium and opening through to the swimming pool.

SWIMMING POOL
39'4" x 16'0" (12.0m x 4.9m)
A well-proportioned swimming pool extending to 12metres x 4.9 metres and with a volume of 80,000 litre

SHOWER ROOM/W.C.
11'1" x 6'6" (3.4m x 2.0m)
Three side by side showers, vanity wash basin and low suite w.c. Vinyl tiled walls and tiled floor. Extractor fan.

PLANT ROOM
9'2" x 7'6" (2.8m x 2.3m)
Housing all the heating and filtration systems.

GARDEN ANNEX

LIVING/DINING KITCHEN
20'11" x 11'5" (6.4m x 3.5m)
External door and two windows to the front, electric wall heater, provision for a wall mounted television. To the kitchen area there is a range of fitted cupboards with granite worktop incorporating a stainless steel sink unit, Island unit with four ring ceramic hob with filter hood over, built in oven.

INNER HALLWAY
Providing access to both bedrooms and the bathroom/w.c.

BEDROOM ONE
12'9" x 9'6" (3.9m x 2.9m)
Window to the rear, electric wall heater.

BEDROOM TWO
11'9" x 6'2" (3.6m x 1.9m)
With a window to the rear and a fitted cupboard.

BATHROOM/W.C.
7'6" x 6'2" (2.3m x 1.9m)
Fitted with a three piece white and chrome suite comprising bath with Whirlpool function, fully enclosed shower over the bath with overhead shower and body jets. Vanity wash basin and low suite w.c. with concealed cistern. Vinyl clad walls and ceiling. Chrome ladder style heated towel rail and extractor fan.

OUTSIDE
The property is approached via a gated driveway with automated gates that leads to a broad parking/turning area to the front of the house. To the right there is a sheltered car port, whilst to the left there is a further gated drive leading up to a garage. To the left of the gates there is a hard standing ideal for caravan or boat storage. To the front of the carport there is some outbuildings beyond which is a further general purpose outbuilding measuring 6.3m x 5.m internally, currently used as a home gymnasium. The centre of that building is 3.3m high internally. Expansive lawned garden with a stone paved patio seating area to the rear of the main house and pathway leading up to the annex and leisure annex with provision for an outside hot tub. The pathways continue around to the garden annex. Well stocked beds and borders with shrubs.



COUNCIL TAX BAND
The council tax band for this property is F.

DIRECTIONS
Leave the centre of Ackworth in a northerly direction passing Ackworth Boarding School on the Pontefract Road. At the Brown Cow junction, turn left onto Purston Lane. On entering Purston, the property will be found on the right-hand side opposite Purston Park.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATINGS
To view the full Energy Performance Certificates please call into one of our six local offices. The main residence EPC rating is D61, the annex EPC rating is D68 and the swimming pool annex EPC rating is C79.