Richard Kendall Estate Agent

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7 Barncroft Close, Ackworth, Pontefract, WF7 7RW

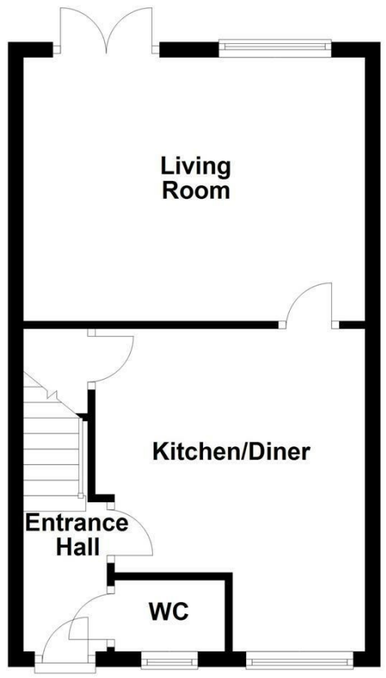
For Sale Freehold £250,000

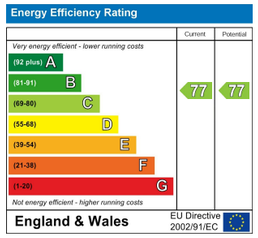
A three bedroom semi detached house located on a modern and attractive development benefiting from two reception rooms, three good size bedrooms, downstairs w.c. and a modern fitted house bathroom/w.c. A large summerhouse within the enclosed and well maintained rear garden, off road parking and larger than average single attached garage. UPVC double glazing and gas central heating.

The accommodation fully comprises of entrance hall, downstairs w.c., kitchen diner, living room with UPVC French doors leading out to the rear garden, first floor landing, three good size bedrooms (the master benefiting from fitted double wardrobe) and modern fitted house bathroom/w.c. Outside, to the front there is a driveway providing off road parking leading to the attached single garage, attractive lawned garden to the front and to the rear there is an enclosed garden with large paved patio area, lawn and good size timber summerhouse.

Located close to amenities such as shops and schools and enjoys a semi rural location within the sought after village of Ackworth. The M62 motorway network is approximately a fifteen minute drive away making centres such as Manchester and Leeds accessible on a daily basis by car. Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.

Ground Floor





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.

ACCOMMODATION

ENTRANCE HALL
Entrance door, laminate flooring, central heating radiator, staircase leading to the first floor landing, doors leading to the kitchen diner and downstairs w.c.

KITCHEN DINER
11'7" x 13'7" (3.52 x 4.15)
A range of wall and base units with laminate work surface over and tiled splash back above, oval stainless steel sink and oval drainer with mixer tap, plumbing and drainage for a washing machine, integrated double oven and grill with four ring gas hob and cooker hood over, space for freestanding fridge freezer, central heating radiator, laminate flooring, door to understairs storage cupboard, door to the living room, UPVC double glazed window to the front, condensing combination boiler.

LIVING ROOM
11'4" x 14'8" (3.46 x 4.48)
Laminate flooring, UPVC double glazed window to the rear garden, UPVC double glazed French doors leading out to the patio area, inset spotlights to the ceiling, central heating radiator.

W.C.
Low flush w.c., laminate flooring, wall mounted wash basin with tiled splash back, central heating radiator, UPVC double glazed frosted window to the front.

FIRST FLOOR LANDING
Loft access, doors leading to the bedrooms and house bathroom/w.c. Central heating radiator.

BEDROOM ONE
9'7" x 12'2" (2.92 x 3.71)
Double fitted wardrobe with central mirror sliding door, two UPVC double glazed windows to the front, door to the storage cupboard over bulkhead.

HOUSE BATHROOM/W.C.
8'4" x 5'4" (2.55 x 1.62)
Three piece suite comprising curved panelled bath with chrome mixer tap, thermostatic chrome shower over and shower screen. Low flush w.c. and pedestal wash basin with two chrome taps. Fully tiled walls, UPVC double glazed frosted window to the side elevation and extractor fan.

BEDROOM TWO
8'3" x 8'5" (2.52 x 2.57)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE
6'6" x 6'5" (1.98 x 1.95)
UPVC double glazed window to the rear elevation, central heating radiator.

OUTSIDE
An attractive lawned front garden with well maintained borders with a paved pathway leading to the front entrance door. Tarmacadam driveway leading to an attached larger than average single garage with up and over door, power and light, UPVC rear entrance door. Timber gated entrance providing access into the rear garden. The enclosed rear garden has a large paved patio area perfect for entertaining and dining purposes. Large summerhouse with tiled pitched roof with two UPVC double glazed windows to the side and further UPVC double glazed window to the front, stone glazed floor and entrance door. Attractive lawned garden with well maintained borders of colourful plants. Outside sensor lighting and water point.

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

EPC RATING
To view the full Energy Performance Certificate please call into one of our six local offices.

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.