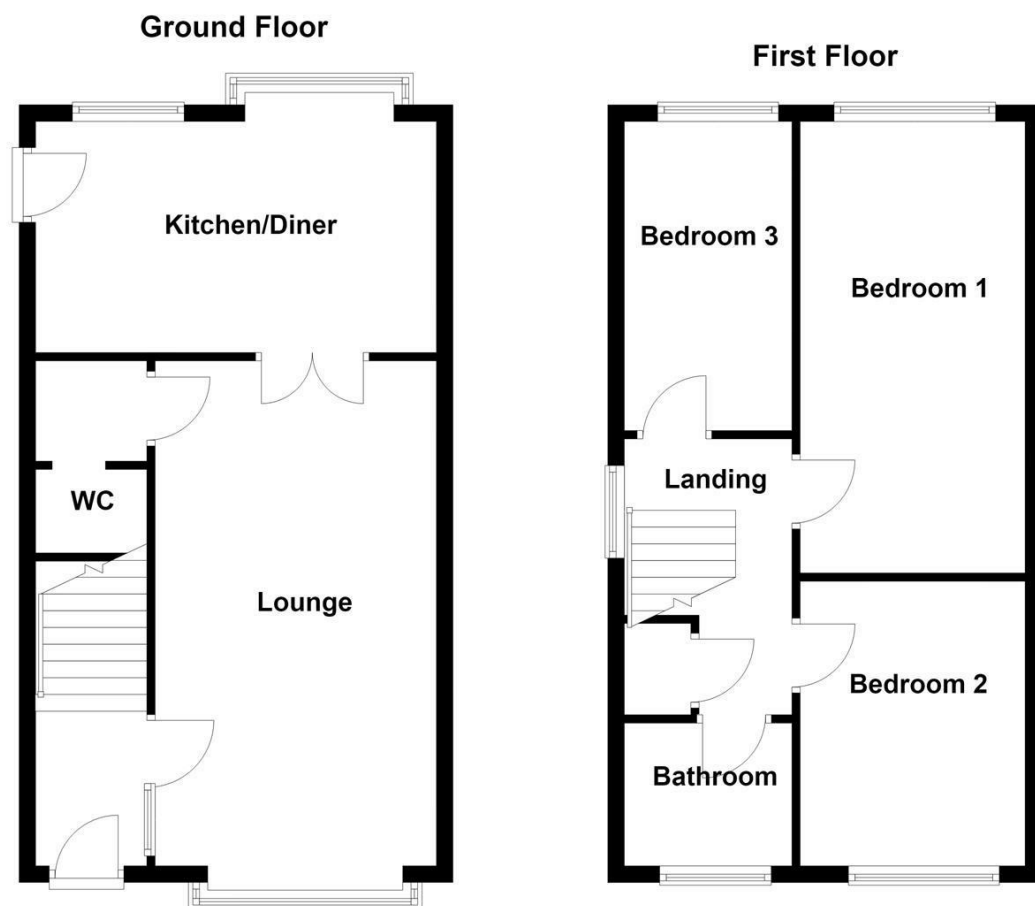




WAKEFIELD

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OSSETT

01924 266 555

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PONTEFRACT & CASTLEFORD

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104 Ackworth Road, Pontefract, WF8 4NQ

For Sale Freehold Asking Price £285,000

A fantastic opportunity to purchase this detached family home, enjoying a substantial plot and having three well proportioned bedrooms, an open plan kitchen dining room and gated off road parking to the rear.

This property comprises of entrance hall, living room with frosted glass doors leading to the open plan kitchen dining room. Also accessed from the living room is a understairs storage cupboard with a W.C.. To the first floor there are three well proportioned bedrooms and three piece house bathroom/w.c. Outside, the property enjoys a larger-than-average enclosed front garden, mainly laid to lawn with gravelled areas and a flagged pathway to the entrance. To the rear is a low maintenance block paved garden with secure gated access, providing off road parking and additional parking beyond the rear boundary.

Located close to local amenities and schools, local bus routes travel to and from Pontefract town centre and the M62 and A1 motorway network is only a short distance away for those wishing to commute further on a regular basis.

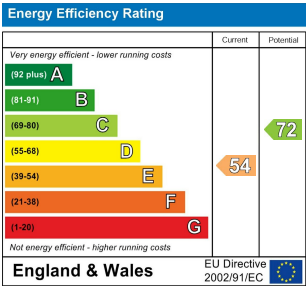
An internal viewing comes recommended on this quality home.

**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\*

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 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.

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 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

Accessed via a UPVC entrance door, the welcoming entrance hall features carpeted flooring, a central heating radiator, a staircase rising to the first-floor landing, and a timber door leading into the lounge.

### LOUNGE

20'8" x 11'1" [6.31m x 3.39m]

A spacious reception room with an attractive view over the front garden and benefiting from carpeted flooring, a central heating radiator, and a UPVC double glazed bay window to the front elevation. There is also useful understairs storage and access to the downstairs WC.



### DOWNSTAIRS W.C.

9'1" x 3'10" [2.78m x 1.18m]

Fitted with lino flooring, a wash hand basin with hot and cold taps and tiled splashback, and a low flush WC.

### KITCHEN DINER

12'7" x 15'3" [3.84m x 4.66m]

A well proportioned kitchen diner featuring lino flooring, a central heating radiator, and a UPVC double glazed bay window overlooking the rear elevation. The kitchen is fitted with a range of wall and base units incorporating work surfaces over, a stainless steel sink and drainer with mixer tap, plumbing and space for a washing machine, an electric hob with pull out extractor hood above, and space for additional appliances. A UPVC door provides access to the rear garden, whilst the Worcester Bosch gas combination boiler is also housed within this room.



### FIRST FLOOR LANDING

Having carpeted flooring, loft access, a UPVC double

glazed window to the side elevation, a central heating radiator, and doors leading to bedrooms one, two, and three, together with the house bathroom.

### BEDROOM ONE

17'10" x 6'7" [5.46m x 2.02m]

A generously sized principal bedroom benefiting from carpeted flooring, a central heating radiator, and two UPVC double glazed windows overlooking the rear elevation. The room also benefits from useful over stairs storage housing the hot water cylinder.



### BEDROOM TWO

15'1" x 9'1" [4.61m x 2.79m]

Having carpeted flooring, a central heating radiator, and a UPVC double glazed window to the front elevation.



### BEDROOM THREE

6'1" x 12'5" [1.86m x 3.81m]

Featuring carpeted flooring, a central heating radiator, and a UPVC double glazed window to the rear elevation.

### BATHROOM

6'0" x 8'5" [1.85m x 2.58m]

Appointed with a pedestal wash hand basin with hot and cold taps, low flush WC, and a panelled bath with shower attachment and hot and cold taps. The room is finished with floor-to-ceiling tiling, a central heating radiator, and a

frosted UPVC double glazed window to the front elevation.



### OUTSIDE

To the front of the property is a larger-than-average enclosed garden, predominantly laid to lawn with gravelled areas and a flagged pathway leading to the front entrance. The garden is enclosed by timber fencing and benefits from side access leading to the rear. To the rear is a low maintenance block paved garden/yard enclosed by timber fencing. Cast iron gates provide vehicular access and off-road parking, with additional parking available to the rear of the property.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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 RATING

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

### VIEWINGS

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