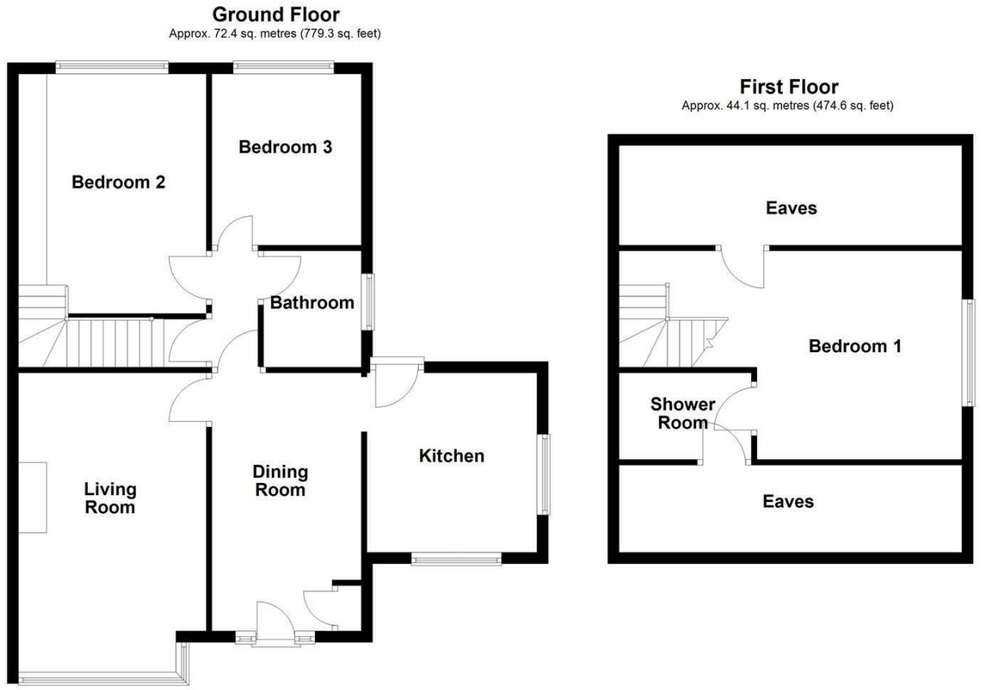


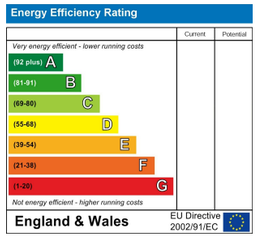
Total area: approx. 116.5 sq. metres (1253.9 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

8 Orchard Drive, Ackworth, Pontefract, WF7 7DS

For Sale Freehold Offers In Excess Of £265,000

A fantastic opportunity to purchase this well presented three bedroom semi detached dormer bungalow, occupying a generous corner plot and benefitting from ample off road parking, a tandem garage and attractive surrounding gardens.

The property is approached via a triple width block paved driveway providing extensive off road parking, which in turn leads to a single tandem garage. Externally, there are two Indian stone patio areas, one positioned to the rear and one to the side of the property, ideal for outdoor dining and entertaining. The front garden is mainly laid to lawn with planted borders and a curved brick wall, with a cast iron gate providing access to a pathway leading to the entrance. Internally, the accommodation briefly comprises a spacious dining room with an archway leading into the adjacent kitchen. The dining room also provides access to a generous living room featuring a bay window and feature fireplace, along with an inner hallway leading to two ground floor double bedrooms and a modern three piece house bathroom. A staircase from the inner hallway leads to the first floor, where there is a further bedroom benefitting from its own en suite shower room and access to useful eaves storage.

The property is situated within the sought after village of Ackworth, close to a range of local amenities including shops, schools and restaurants. The area is well served by bus routes providing access to Pontefract and Wakefield, while the M62 motorway is only a short distance away, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space, setting and versatility this excellent home has to offer. An early viewing is highly recommended.

ACCOMMODATION

DINING ROOM
15'1" x 8'9" (4.61m x 2.67m)
Laminate flooring, coving to the ceiling, central heating radiator with cover, door to boiler cupboard and doors leading to the inner hallway and living room. Feature archway opening into the kitchen.

KITCHEN
9'11" x 10'5" (3.03m x 3.20m)
Fitted with a range of wall and base units with work surfaces and fully tiled walls. Central heating radiator with cover, space for under counter fridge, plumbing for washing machine and dishwasher, integrated oven and grill with four ring gas hob and extractor above. Dual aspect UPVC double glazed windows to the front and side, laminate tiled flooring, coving to the ceiling and UPVC door to the rear garden.

LIVING ROOM
15'1" x 17'6" (4.60m x 5.35m)
Laminate flooring, central heating radiator and rectangular bay window to the front. Feature gas fire with marble hearth and decorative brick interior with wooden surround.

INNER HALLWAY
Provides access to two bedrooms, the house bathroom and staircase to the first floor.

BEDROOM TWO
13'11" x 10'11" (4.25m x 3.35m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and fitted furniture including wardrobes, dressing table and drawers. Access to understairs storage cupboard.

BEDROOM THREE
10'0" x 8'8" (3.05m x 2.65m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BATHROOM/W.C.
5'4" x 6'4" (1.64m x 1.95m)
Fitted with an L-shaped panel bath with glass shower screen and shower over, low flush WC and wash basin set into vanity units. Fully clad walls and ceiling, laminate flooring, chrome heated towel rail, inset spotlights and frosted UPVC double glazed window to the side.

BEDROOM ONE
12'2" x 20'1" (3.71m x 6.14m)
UPVC double glazed window to the side, central heating radiator, loft access and access into the eaves. Door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'9" x 4'9" (2.37m x 1.45m)
Fitted with a three piece suite comprising shower cubicle with electric shower, wash basin and low flush WC. Part tiled walls, central heating radiator, dado rail and access into the eaves.

OUTSIDE
The property occupies a corner plot position with a cast iron gate leading to a central pathway through a lawned front garden with planted borders. A paved pathway runs along the side of the property leading to the rear, where there is an Indian stone patio area ideal for outdoor seating. A block paved driveway provides off road parking for up to three vehicles and leads to a single tandem garage with manual door, power and side access. The rear garden is enclosed and features additional paved patio areas, planted borders and fencing, creating a private and usable outdoor space.

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

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.

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

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