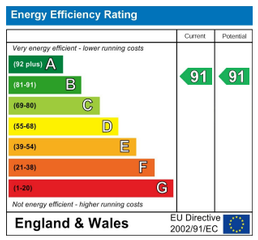

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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

Mulberry Lodge, 3 Westlea, Ackworth, Pontefract, WF7 7RQ

For Sale Freehold £695,000

Tucked away within an idyllic private gated development in the highly sought after village of Ackworth with no chain, this superbly presented six bedroom detached family home offers spacious and versatile accommodation arranged over three floors. Boasting 2486.48 sq. feet of accommodation, an abundance of reception space, off street parking, an integral double garage, and an enclosed rear garden, this impressive home is perfectly suited to modern family living.

The accommodation briefly comprises an inviting entrance hall with staircase access to the first floor landing, useful understairs storage, and doors leading to the living room, sitting room, downstairs WC, and the impressive kitchen/diner. The kitchen/diner provides access to the utility room, rear garden, and integral double garage. The utility room also benefits from external access to the rear garden. The double garage is equipped with two manual up-and-over doors together with power and lighting. To the first floor, the landing provides access to the second floor accommodation and leads to bedrooms one, two, five, and six, the house bathroom, and a useful storage cupboard. The principal bedroom enjoys the luxury of a dressing room, en suite shower room, and a private balcony overlooking the front aspect. Bedroom two also benefits from its own en suite shower room. The second floor landing provides access to bedrooms three and four, with bedroom four additionally benefiting from a useful storage cupboard. Externally, the property enjoys an attractive frontage with a lawned garden and a block paved driveway providing off street parking for two vehicles and access to both the front entrance and the integral double garage. To the rear, the enclosed garden is predominantly laid to lawn and features a variety of planted borders and established planting. A stone paved patio area provides the perfect space for outdoor dining and entertaining, complemented by a timber canopy. The garden is fully enclosed by timber fencing, making it ideal for families with children and pets. There is also a large field that is accessible for the residents within the estate to use.

Ackworth remains one of the area's most desirable village locations, and the exclusive West Winds development offers the added benefit of a secure gated community. A range of local amenities, including shops, well-regarded schools, and popular public houses, can be found within easy reach. The village is renowned for its picturesque surroundings and scenic walking routes, whilst excellent transport links are available via nearby bus services and Featherstone railway station, offering convenient access to Leeds, Sheffield, and beyond. For those commuting further afield, both the A1[M] and M62 motorway networks are readily accessible within a short drive.

Only a full internal inspection can truly appreciate the size, quality, and lifestyle opportunity this exceptional family home has to offer. Early viewing is therefore highly recommended to avoid disappointment.

ACCOMMODATION

DOUBLE GARAGE
14'11" x 16'10" (4.55m x 5.15m)
Benefiting from two manual up-and-over doors, power and lighting, and internal access to the kitchen/diner. The Ideal combination boiler is also housed within the garage.

ENTRANCE PORCH
4'7" x 6'7" (1.42m x 2.02m)
Entered via a composite front door with frosted glazed inserts. Featuring a UPVC double glazed window to the front elevation, spotlights to the ceiling, and an internal frosted glazed door leading to the entrance hall.

ENTRANCE HALL
18'3" (max) x 6'6" (min) x 3'8" (5.57m (max) x 2.0m (min) x 1.12m)
With coving to the ceiling, staircase rising to the first floor landing, useful understairs storage, central heating radiator, and doors leading to the living room, sitting room, kitchen/diner, and downstairs WC.

DOWNSTAIRS W.C.
5'10" x 3'1" (1.80m x 0.96m)
Fitted with a low flush WC and pedestal wash hand basin with mixer tap. Additional features include an extractor fan, central heating radiator, and coving to the ceiling.

LIVING ROOM
20'6" (max) x 12'3" (min) x 4'1" (6.25m (max) x 3.75m (min) x 1.26m)
A spacious reception room with a UPVC double glazed window to the side elevation and a UPVC double glazed bay window to the front. Further features include coving to the ceiling, two central heating radiators, and a multi-fuel burning stove with limestone hearth and surround.

SITTING ROOM
12'3" x 11'5" (3.75m x 3.50m)
Featuring UPVC double glazed French doors opening onto the rear garden, central heating radiator, and coving to the ceiling.

KITCHEN/DINER
18'0" (max) x 15'1" (min) x 11'5" (5.50m (max) x 4.62m (min) x 3.50m)
A superb family dining kitchen with access to the garage, utility room, and rear garden via a set of UPVC double glazed French doors. There are two UPVC double glazed windows overlooking the side and rear elevations, together with two anthracite column style radiators. The kitchen is fitted with a range of modern wall and base units complemented by quartz work surfaces. A central island provides additional storage and a breakfast bar seating area. There is space and plumbing for a range style cooker with extractor hood above, space for an American style fridge freezer, and space and plumbing for a dishwasher.

UTILITY ROOM
7'9" x 5'6" (2.38m x 1.68m)
With a frosted UPVC double glazed door leading to the rear garden, extractor fan, coving to the ceiling, a range of modern wall and base units with work surfaces over, and space and plumbing for a washing machine.

FIRST FLOOR LANDING
17'11" (max) x 12'3" (min) x 6'7" (5.47m (max) x 3.75m (min) x 2.01m)
Providing access to the second floor landing and featuring two central heating radiators, a UPVC double glazed window to the front elevation, coving to the ceiling, and doors leading to bedrooms one, two, five and six, the house bathroom, and a useful storage cupboard housing the hot water cylinder.

BEDROOM ONE
11'5" x 14'7" (3.50m x 4.45m)
A generous principal bedroom with two UPVC double glazed windows to the front elevation and a set of UPVC double glazed French doors opening onto the balcony. Further benefits include coving to the ceiling, a central heating radiator, and an open plan dressing area.

DRESSING AREA
5'6" x 6'11" (1.68m x 2.13m)
With coving to the ceiling, central heating radiator, and access to the en-suite shower room.

EN SUITE SHOWER ROOM
7'0" (max) x 5'4" (min) x 4'5" (2.15m (max) x 1.65m (min) x 1.37m)
Fitted with a concealed cistern WC, ceramic wash hand basin set within a vanity unit with storage below, and a shower cubicle with mains-fed rainfall shower, additional shower attachment, and glazed shower screen. There is also a frosted UPVC double glazed window to the side elevation, central heating radiator, and partial wall tiling.

BALCONY
Accessed from the principal bedroom, the balcony enjoys views over the front aspect and benefits from enclosed wall and wrought iron railings.

BEDROOM TWO
20'2" (max) x 12'4" (min) x 4'1" (6.15m (max) x 3.77m (min) x 1.26m)
Featuring a UPVC double glazed bay window to the front elevation, coving to the ceiling, two central heating radiators, and access to the en-suite shower room.

EN SUITE SHOWER ROOM
7'9" (max) x 5'6" (min) x 4'9" (2.38m (max) x 1.70m (min) x 1.45m)
Appointed with a concealed cistern WC, ceramic wash hand basin set within a vanity unit with storage below, and a shower cubicle with mains-fed rainfall shower, additional shower attachment, and glazed shower screen. Additional features include a frosted UPVC double glazed window to the side elevation, column-style radiator, and partial wall tiling.

BEDROOM FIVE
12'2" (max) x 13'10" (min) x 11'6" (3.72m (max) x 4.22m (min) x 3.53m)
With a UPVC double glazed window to the rear elevation, central heating radiator, and coving to the ceiling.

BEDROOM SIX
12'4" x 12'2" (3.77m x 3.73m)
Featuring a UPVC double glazed window to the rear elevation, central heating radiator, and coving to the ceiling.

HOUSE BATHROOM
9'10" (max) x 8'9" (min) x 8'7" (3.0m (max) x 2.67m (min) x 2.63m)
Fitted with a concealed cistern WC incorporating a bidet function, ceramic wash hand basin set within a vanity unit with storage below, panelled bath with mixer tap and shower attachment, and a separate shower cubicle with mains fed rainfall shower and additional shower attachment. Further benefits include a chrome ladder style heated towel rail, spotlights to the ceiling, a frosted UPVC double glazed window to the rear elevation, and partial wall tiling throughout.

SECOND FLOOR LANDING
With spotlights to the ceiling and doors leading to bedrooms three and four.

BEDROOM THREE
23'6" (max) x 15'8" (min) x 13'11" (7.18m (max) x 4.80m (min) x 4.25m)
A spacious double bedroom with two rear facing skylights, a UPVC double glazed window to the front elevation, a circular UPVC double glazed window to the side elevation, spotlights to the ceiling, and two central heating radiators.

BEDROOM FOUR
17'3" x 13'10" (5.26m x 4.23m)
Featuring two rear facing skylights, a circular UPVC double glazed window to the side elevation, spotlights to the ceiling, two central heating radiators, and a useful storage cupboard.

OUTSIDE
To the front of the property is a lawned garden with mature shrub borders, together with a block paved driveway providing off road parking and access to both the front entrance and the integral double garage. The rear garden is a south west garden and predominantly laid to lawn and incorporates a variety of mature trees, shrubs, and flowering plants. An Indian stone flagged patio provides an ideal space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for children and pets, whilst enjoying an attractive semi-rural setting. There is also a large field that is accessible for the residents within the estate to use.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement. The owner has advised that they bring in a quarterly income.

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

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.