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 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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



24 Ackton Hall Crescent, Ackton, Pontefract, WF7 6HQ

For Sale Freehold £140,000

Situated in the Ackton area of Featherstone is this three bedroom end terrace property featuring well proportioned accommodation throughout including three good size bedrooms and ample reception space, which is furthered by a rear conservatory.

The accommodation fully comprises of the entrance hall, utility, downstairs w.c. and kitchen diner with understairs storage cupboard, further hallway with stairs to the first floor and access into the living room, which leads into the conservatory. To the first floor there is loft access, three bedrooms, house bathroom and a storage cupboard. To the front of the property there is off road parking in the form of a pebbled driveway accessed via a set of iron double gates. The rest of the front garden is accessed via single iron gate and incorporates artificial lawn as well as slate areas with planted features. A further timber gate leads to a concrete patio area to the front door. The front garden is enclosed by timber fencing. The rear garden is mainly planted features with a small paved patio area, fully enclosed by timber fencing with space for a timber shed.

Ackton is an ideal area for a range of buyers, as for the first time buyer and small family looking in the area, it is ideally located for shops and schools, which can be found in neighbouring towns such as Featherstone and Normanton. Ackton is also on local bus routes to neighbouring towns and cities and both Normanton and Featherstone are home to train stations for more major city links. Only a stones thrown from the property are the M62 motorway links.

An internal viewing is recommended on this property, in need of a small degree of modernisation, but with great potential, an early viewing is highly advised to avoid any level of disappointment.



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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted door into the hall. Doors to the utility, downstairs w.c., kitchen diner and double door storage cupboard.

UTILITY

6'10" x 7'1" max x 3'4" min [2.1m x 2.16m max x 1.03m min]
UPVC double glazed window to the side, central heating radiator, space and plumbing for a washing machine.

DOWNSTAIRS W.C.

5'8" x 3'5" [1.73m x 1.05m]
Frosted UPVC double glazed window to the side, low flush w.c., wall mounted wash basin with tiled splashback.

KITCHEN DINER

10'5" x 15'11" [3.2m x 4.86m]
UPVC double glazed window to the front, door to the further hallway, coving to the ceiling, central heating radiator, access to an understairs storage cupboard. A range of wall and base units with

laminate work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring gas hob with stainless steel extractor hood above, integrated double oven, space for a fridge freezer, space and plumbing for a washing machine.

FURTHER HALLWAY

Stairs providing access to the first floor landing, coving to the ceiling, door leading to the living room.

LIVING ROOM

15'11" x 13'10" max x 12'3" min [4.86m x 4.23m max x 3.75m min]
Set of sliding doors, which are double glazed and lead through to the conservatory. Frosted double glazed door to the rear garden. Both of these doors are metal framed. Central heating radiator, coving to the ceiling, electric fireplace with tiled hearth and stone mantle.

CONSERVATORY

8'2" x 9'3" [2.5m x 2.82m]
Surrounded by UPVC double glazed windows to

the rear, set of UPVC double glazed French doors leading to the rear garden, power and light.

FIRST FLOOR LANDING

Spotlighting to the ceiling, coving to the ceiling, loft access and doors leading to bedrooms and the house bathroom/w.c. Storage cupboard.

BEDROOM ONE

9'6" x 14'1" max x 12'9" min [2.9m x 4.31m max x 3.91m min]
UPVC double glazed window to the rear enjoying rural views. Central heating radiator, coving to the ceiling, access to the wardrobe.

BEDROOM TWO

10'5" x 9'7" [3.2m x 2.93m]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, access to a wardrobe.

BEDROOM THREE

6'2" x 11'1" [1.89m x 3.38m]
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

HOUSE BATHROOM/W.C.

6'0" x 7'5" max x 5'4" min [1.85m x 2.27m max x 1.65m min]
Ladder style central heating radiator, frosted UPVC double glazed window to the front, spotlighting to the ceiling, low flush w.c., wall mounted wash basin with mixer tap, panelled bath with mixer tap and mains fed shower head attachment. Tiled.

OUTSIDE

The front has off road parking for one vehicle in the form of a pebbled driveway, of which is access via a set of iron double gates. The rest of the front garden is accessed via a single iron gate and is tiered incorporating artificial lawn with slate areas, planted features such as mature shrubs and flowers. A paved pathway leads down to a further timber gate leading to a small concrete patio area up to the front entrance door. The front garden itself is fully enclosed by timber fencing, walls and iron fencing. To the rear, the garden is mainly planted features throughout incorporating a small

paved patio area ideal for outdoor dining and entertaining. The garden itself is fully enclosed by timber fencing with space for a timber gated shed.

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 local offices.

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.