



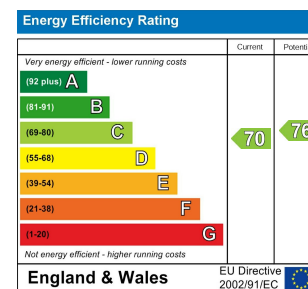
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**MORTGAGES**

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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Please ring us to arrange a mortgage advice appointment.

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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.



**17 Chapel Garth, Ackworth, Pontefract, WF7 7NQ**

**For Sale Freehold Guide Price £205,000 - £215,000**

Originally constructed as a three bedroom home, this property has been thoughtfully reconfigured to provide spacious two-bedroom accommodation, enhanced by a substantial side extension forming a generous family room and the addition of a practical wet room.

This comfortable family residence benefits from a gas fired central heating system and sealed unit double glazing throughout. The property is accessed via a welcoming entrance hallway leading into a well-proportioned living room featuring a characterful fireplace with a cast iron multi-fuel stove. The living space flows seamlessly into the adjoining kitchen, which is fitted to a high standard and offers a comprehensive range of contemporary units with integrated appliances and modern cooking facilities. An additional archway provides access to the impressive family room, complete with French doors opening to the side garden and internal access to the useful wet room. To the first floor, the property offers two generously sized double bedrooms, complemented by a spacious family bathroom. Externally, the home enjoys driveway parking and a front garden, together with a larger-than-average side garden that wraps around to a further enclosed garden at the rear.

The property is situated in the sought-after village of Ackworth, conveniently positioned for local shops, schools, and recreational amenities. A wider selection of facilities can be found in the nearby town centre of Pontefract, which offers railway stations and excellent access to the national motorway network.



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## ACCOMMODATION

### ENTRANCE HALL

Having a panelled front entrance door, central heating radiator, and stairs rising to the first floor.

### LIVING ROOM

14'5" x 13'9" [4.4m x 4.2m]

A generously proportioned living room featuring a window to the front, double central heating radiator, and a feature fireplace housing a multi-fuel cast iron stove. There is also a useful understairs storage cupboard and an archway leading through to the adjoining kitchen.



### KITCHEN

17'4" x 8'2" [5.3m x 2.5m]

Appointed to a lovely standard, the kitchen enjoys three windows overlooking the rear garden and is fitted with a contemporary range of cupboards with laminate worktops. Incorporated within the design are a twin sink unit, four-ring ceramic hob with glazed splashbacks

and filter hood over, as well as integrated oven, microwave, and warming drawer. There is space and plumbing for a washing machine, space for a side-by-side American-style fridge freezer, and an integrated dishwasher. A doorway leads through to the adjoining family room.

### FAMILY ROOM

14'9" x 10'2" [4.5m x 3.1m]

A bright and versatile reception space with a window to the rear, French doors opening onto a patio area to the side, and two double central heating radiators.



### WET ROOM

10'2" x 6'6" [3.1m x 2.0m]

With a frosted window to the front, this wet room is fitted with a wet room-style shower with electric shower, partially tiled walls, low-suite WC, and wall-mounted wash basin. Also benefiting from an extractor fan.



### FIRST FLOOR LANDING

Having a window to the side and loft access hatch.

### BEDROOM ONE

14'5" x 10'2" [4.4m x 3.1m]

A well-proportioned double bedroom with two windows to the front, central heating radiator, and a useful over stairs storage cupboard.



### BEDROOM TWO

12'5" x 9'6" [3.8m x 2.9m]

With a window overlooking the rear garden and central heating radiator.



### BATHROOM

9'6" x 7'6" [2.9m x 2.3m]

Fitted with a three-piece white and chrome suite comprising panelled bath with shower over, low-suite WC, and pedestal wash basin. Also

having a frosted window to the rear, central heating radiator, and extractor fan.



### OUTSIDE

The property occupies a larger, wider-than-average plot and is approached via a driveway providing off street parking. To the front is a garden area, while to the side of the driveway is a broader section suitable for a variety of uses. The gardens extend around the side of the property to the rear, where there is a patio seating area and space offering potential for further extension, subject to the necessary statutory consents.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.