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8 Rosslyn Avenue, Ackworth, Pontefract, WF7 7QF

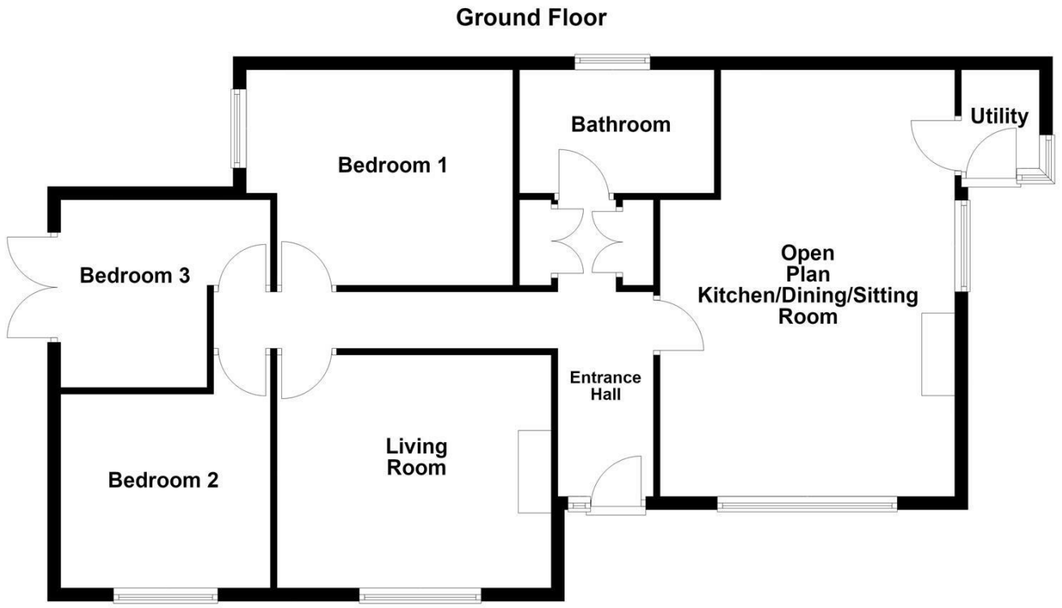
For Sale Freehold £330,000

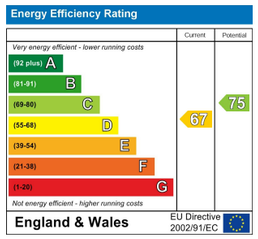
Nestled within this sought after development of bungalows in Ackworth is this well presented and deceptively spacious three bedroom detached true bungalow, offering generous and versatile accommodation together with attractive gardens, ample off road parking and a detached garage.

The accommodation briefly comprises an entrance hall with useful storage cupboards and access to the principal rooms. The impressive open plan kitchen dining sitting room provides a sociable heart to the home and is complemented by a separate utility room with side access. There is also a separate living room, three well proportioned bedrooms and a modern bathroom, with bedroom three benefitting from French doors opening directly onto the side garden. Externally, to the front is an attractive lawned garden with mature planting and a block paved driveway providing off road parking for three vehicles and access to the detached garage. The principal garden lies to the side of the property and is mainly laid to lawn with a block paved seating area, creating an excellent space for outdoor dining and entertaining. Mature hedging provides enclosure and a pleasant degree of privacy.

Ackworth is a popular and well regarded location with a range of local shops, schools and public houses close at hand. A broader selection of amenities can be found in nearby Pontefract, Featherstone, Hemsworth and Wakefield. Railway stations can be found in surrounding areas including Featherstone, Pontefract and Fitzwilliam, while the A1(M) is also readily accessible, providing onward links towards the M1 and M62 motorway networks.

Only a full internal inspection will truly reveal everything this wonderful bungalow has to offer. An early viewing is highly recommended to avoid disappointment.





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.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door with frosted and stained glass panel leading into the entrance hall. Spotlights to the ceiling, coving to the ceiling and central heating radiator. Access to two double-door storage cupboards. Doors provide access to the open plan kitchen dining sitting room, living room, three bedrooms and the bathroom.

LIVING ROOM
13'7" x 13'3" (4.16 x 4.05)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling, ceiling rose and central heating radiator. Feature gas fireplace with tiled hearth, decorative surround and timber mantle.



OPEN PLAN KITCHEN DINING SITTING ROOM
22'2" x 14'7" (6.78m x 4.46m)
UPVC double glazed windows overlooking the front and side elevations. Timber side door providing access into the utility room. Central heating radiator, spotlights to the ceiling and exposed ceiling beams. Feature open fireplace with tiled hearth and exposed brick style chimney breast. The kitchen area is fitted with a modern range of wall and base units with quartz work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap and boiling water tap. Partial glazed splashbacks, integrated double oven and four ring induction hob with extractor hood above and partial stainless steel splashback. Space and plumbing for an American style fridge freezer.

UTILITY ROOM
5'1" x 3'10" (1.55m x 1.17m)
UPVC double glazed windows overlooking the front and side elevations. Composite side access door with frosted and stained glass panel. Fitted with modern wall and base units with quartz work surfaces over. Space and plumbing for a washing machine. The main boiler is also housed within the utility room.



BATHROOM
9'8" x 6'4" (2.95m x 1.95m)
Frosted UPVC double glazed window overlooking the rear elevation. Spotlights to the ceiling and chrome ladder style heated towel radiator. Fitted with a contemporary suite comprising concealed cistern low flush W.C., ceramic wash basin with mixer tap set within vanity storage, panelled bath with mixer tap and separate shower enclosure with mains fed overhead shower, handheld shower attachment and glazed screen. Full wet wall panelling.



BEDROOM ONE
13'2" x 11'8" (4.03 x 3.58)
UPVC double glazed window overlooking the side elevation. Coving to the ceiling, ceiling rose and central heating radiator. Range of fitted wardrobes with partially mirrored doors.



BEDROOM TWO
11'8" x 10'4" (3.56 x 3.17)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE
10'5" x 9'10" (3.19 x 3.00)
UPVC double glazed French doors opening onto the side garden. Central heating radiator and fitted wardrobe with additional storage unit.



OUTSIDE
To the front is an attractive lawned garden with planted borders incorporating mature shrubs and flowers, together with a low maintenance pebbled area. A block paved driveway provides off road parking for three vehicles and leads to the front and side entrances as well as the detached garage. A block paved pathway runs to the rear of the property and leads around into the main side garden. The side garden is predominantly laid to lawn with a small block paved seating area, ideal for outdoor dining and entertaining. The garden can also be accessed directly from bedroom three. The garden is enclosed predominantly by mature hedging, providing a good degree of privacy and making it suitable for both children and pets.



DETACHED GARAGE
Single detached garage with timber double doors, power and lighting.

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

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.