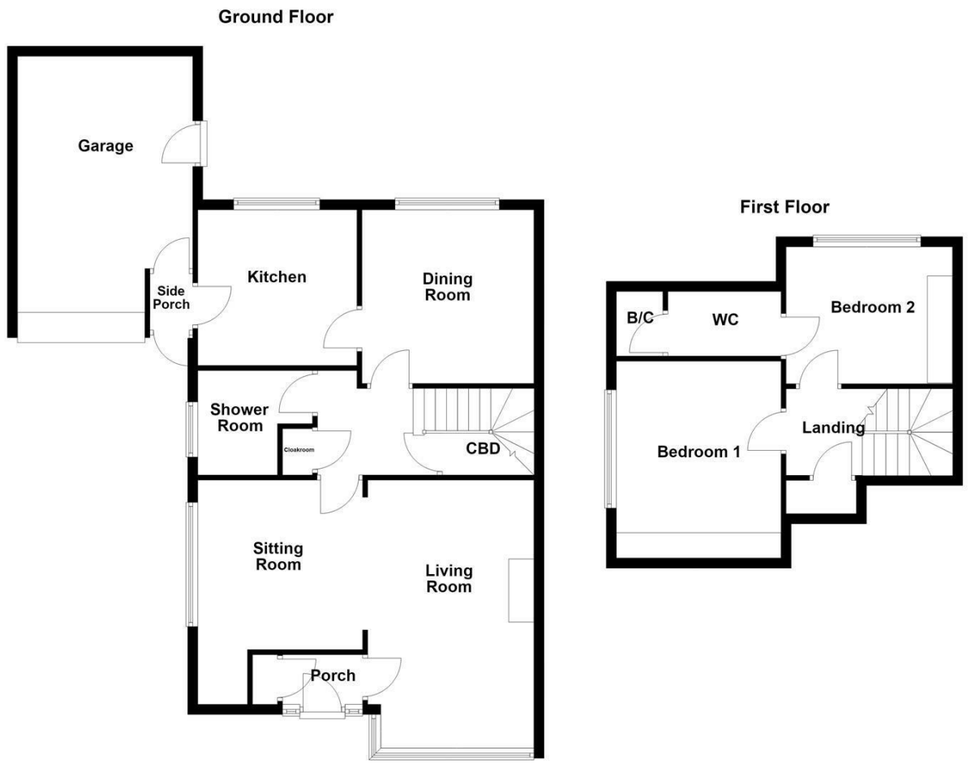
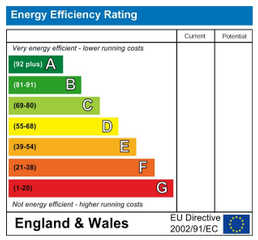



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



# 35 Orchard Drive, Ackworth, Pontefract, WF7 7DS

## For Sale Freehold £230,000

A fantastic opportunity to purchase this deceptively spacious two bedroom semi detached dormer bungalow, offering versatile accommodation with two reception rooms, a separate kitchen, modern ground floor shower room, generous off road parking and a single garage.

The property benefits from UPVC double glazing and gas central heating throughout and is approached via an entrance porch leading into the spacious living room, which features a bay window, fireplace and built-in television unit. A feature archway opens into the sitting room and bar area, complete with an impressive built-in bar. An inner hallway provides access to the dining room, modern shower room, useful cloakroom cupboard and substantial understairs storage. The dining room sits adjacent to the kitchen, which overlooks the rear garden and provides access into the side porch and single garage. To the first floor are two double bedrooms, both benefitting from fitted wardrobes, with bedroom two also enjoying its own en suite W.C. A large storage cupboard is also accessed from the landing. Externally, double cast iron gates open onto a concrete driveway providing ample off road parking and access to the single garage. The front garden is attractively planted with a variety of mature shrubs and bushes. To the rear is a pleasant enclosed garden with paved patio, lawn and established planting, together with outside lighting and a water connection.

The property is well placed for local amenities and schools within Ackworth, with regular bus services providing links towards Pontefract and Wakefield. The M62 motorway network is also within easy reach for those travelling further afield.

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



## ACCOMMODATION

### ENTRANCE PORCH
Composite front entrance door leading into the porch. Two frosted UPVC double glazed side panels overlooking the front aspect, central heating radiator and parquet flooring. Small door providing access to a useful storage cupboard. Timber door leading through into the living room.

### LIVING ROOM
17'9" x 14'7" (5.42 x 4.45)
Rectangular bay window with UPVC double glazing overlooking the front aspect. Feature gas fire set on a stone hearth with decorative stone surround and solid timber mantle. Built-in solid timber television unit positioned to one side. Central heating radiator, coving to the ceiling and feature archway leading through into the sitting room.



### SITTING ROOM/BAR
14'7" x 11'0" (4.46 x 3.36)
UPVC double glazed window overlooking the side aspect. Coving to the ceiling and built-in bar positioned within the corner of the room. The bar features a solid stone surround with solid timber bar top, fixed shelving and mirrored detailing, creating an attractive focal point.



### INNER HALLWAY
Timber door from the living room providing access into the inner hallway. Staircase with double handrail providing access to the first floor landing. Four doors provide access to the dining room, modern shower room, built-in cloakroom cupboard and an L-shaped understairs storage cupboard.

### SHOWER ROOM
7'6" x 6'7" (2.31 x 2.02)
Fitted with a modern three piece suite comprising concealed cistern low flush W.C., wash basin with chrome mixer tap set into a laminate work surface with high gloss vanity storage below, and a larger than average shower enclosure with curved glazed doors and mixer shower. Fully tiled walls and flooring, with contrasting tiled finish within the shower enclosure. Chrome ladder style heated towel radiator and frosted UPVC double glazed window overlooking the side aspect.

### DINING ROOM
11'4" x 10'11" (3.46m x 3.33m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling. Door providing access into the adjoining kitchen.



### KITCHEN
10'7" x 10'3" (3.24m x 3.13m)
UPVC double glazed window overlooking the rear aspect. Fitted with a range of wall and base units incorporating a sink and drainer with mixer tap. Integrated oven and grill, four ring gas hob with extractor hood above and space for a small under-counter fridge or freezer. Display cabinets and under-cabinet lighting. Fully tiled flooring, central heating radiator and UPVC double glazed side entrance door. Door leading through into the side porch.

### SIDE PORCH
Fully tiled flooring, UPVC double glazed door overlooking the front aspect and translucent roof covering. Timber door providing internal access into the integral garage.

### FIRST FLOOR LANDING
Coving to the ceiling. Three doors provide access to two bedrooms and a large storage cupboard.

### BEDROOM ONE
10'10" x 10'9" (3.32m x 3.29m)
UPVC double glazed window overlooking the side elevation. Range of fitted wardrobes to one wall, central heating radiator and coving to the ceiling.



### BEDROOM TWO
10'11" x 8'11" (3.34m x 2.74m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator, coving to the ceiling and fitted wardrobes. Door providing access into the en suite W.C.



### EN SUITE W.C.
7'5" x 4'0" (2.28m x 1.24m)
Fitted with a low flush W.C. and pedestal wash basin. Part panelled walls with dado rail, inset spotlights to the ceiling and door providing access to the boiler cupboard housing the combination boiler.

### SINGLE GARAGE
Manual up and over door to the front, power and lighting. UPVC double glazed side entrance door providing access into the rear garden.

### OUTSIDE
Double cast iron gates open onto a concrete driveway providing ample off road parking and continuing along the side of the property. Planted front garden with a variety of established shrubs and plants. Covered entrance area over the front door. Brick built boundary walls provide enclosure to the front and side. To the rear is a pleasant enclosed garden with a central paved pathway leading to a paved patio area. Lawned garden with planted borders incorporating a variety of mature shrubs and plants. The garden is enclosed by timber panel fencing and also benefits from an external water connection and outside lighting



### 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.