



3 Bed  
House - Detached  
located in  
Pontefract

Guide Price £500,000



**LOGIC**  
REAL ESTATE



Pontefract Road  
Ackworth  
Pontefract  
WF7 7ED



**\*\*NEW\*\***GUIDE PRICE £500,000 - £525,000**\*\***Contact the office today to secure your viewing !

Dating back to 1840, this stunning stone-built residence is situated in the highly sought-after village of Ackworth—an area renowned for its character properties, idyllic surroundings, excellent local amenities, and outstanding schools, including a well-regarded private school. This village continues to be one of the most desirable locations within the Pontefract district.

Built from original Yorkshire stone, the property has been thoughtfully upgraded and sympathetically extended, offering an abundance of charm while benefiting from modern comforts. Inside, you'll find generous reception and living spaces that showcase a wealth of original features: exposed ceiling beams, handcrafted timber details, curved walls, and a beautiful brick-built fireplace complemented by inset timber bookcases. The home also features split-level staircases, clever storage solutions, and upgraded UPVC double-glazed windows that blend seamlessly with its period character. A small cellar provides additional storage or potential utility space.

Externally, the property boasts a sizeable front garden with ample off-street parking, a double garage, and a beautifully enclosed, private garden to the rear—perfect for outdoor entertaining or peaceful relaxation.

A rare opportunity to secure a piece of Ackworth's history, thoughtfully modernised while retaining its timeless charm.

Entrance Hall  
6'11" x 15'9"

UPVC double glazed windows to the front elevation and a composite front entrance door leads into the entrance porch. With wooden flooring, gas central heated radiator, access into the downstairs shower room and access into the lounge. Spotlights to the ceiling. Between the entrance part and the lounge there is the original single glazed window and stained-glass features above the doors which will provide floods of light into the lounge.

Shower Room  
12'3" x 3'11"

W/C and hand wash basin housed into a vanity corner unit with tiles above. Wooden flooring, deep skirting boards. Gas central heated radiator. Double shower cubicle with an electric shower. UPVC double glazed window to the front elevation.

Living Room  
12'8" x 13'2"

Oozing with features and charm, including original brick walls, timber lintels and beams. Brick-built fireplace with inset log burner and tiled hearth. Gas central-heated radiator and spotlights to the ceiling. Wall panelling throughout. A fitted bookcase occupies one of the alcoves, with lift-lid storage to both sides. Timber double doors with glazing open into the dining area/study.

Study  
9'12" x 11'3"

UPVC double-glazed full-length floor-to-ceiling windows in Georgian style. Wooden flooring. Timber beams and lintels. Feature brickwork and an inbuilt timber bookcase.

Kitchen  
8'12" x 14'10"

With a range of wall and base kitchen units in shaker style with complementary contrasting corian work surfaces over. A free-standing range style cooker with extractor hood over. Two UPVC double glazed windows with large corian deep windowsills to the rear elevation. Timber style flooring. Original ceiling beams and spotlights. A space for dishwasher and an under mounted ceramic sink with a mixer tap over. Unmounted wall cabinet lights. Integrated fridge and freezer.

Dining Room  
8'2" x 17'8"

Connecting the garage to the house is this useful room currently used as a dining room. With a polycarbonate roof and solid brick walls. Tiling to the flooring. UPVC double glazed windows to the rear and a stable rear door. Wall lights and a gas central heated radiator.

Garage  
18'2" x 15'11"

Double in size. Internal door leading into the dining room. An electric up and over door.

Landing  
5'7" x 3'7"

Access to the bathroom and the stairs leading to the first floor.

Bathroom  
6'11" x 8'10"

A four piece Burlington suite comprising of a freestanding bath with chrome feet and chrome shower mixer tap, hand wash basin set in vanity storage unit, wc and separate shower. With complimentary part tiling to the walls, a traditional chrome and white radiator and UPVC double glazed window.

Landing  
5'4" x 3'11"

With an original timber ceiling beam, fitted bookcase, split level staircase, original timber oak, banister, and spindles. Double opening storage cupboard which sits above the split staircase. UPVC double glaze window to the side elevation and spotlights to the ceiling.

Bedroom One  
12'8" x 13'2"

UPVC double glazed twin Georgian style windows to the front elevation . Gas central heated radiator. A feature alcove is providing archways setback either side of the chimney. Loft access.

Bedroom Two  
10'4" x 11'4"

UPVC double glaze Georgian style window to the front elevation with a beautiful timber crafted Bay . Gas central heated radiator and fitted wardrobe.

Bedroom Three  
9'4" x 15'2"

UPVC double glazed windows to the side and rear elevation a gas central heated radiator . Spotlights taught the ceiling. The ceiling is sloughed with an original ceiling timber beam.

Exterior

To the front of the property is a large pebble driveway and electric car charging socket. To the rear is a sizeable garden with a lawn bordered by mature plants and shrubs, raised beds bordered by dry stone walls, seating area and pergola. Garden shed and timber summer house.

Garden

Garden featuring fruit trees and a lilac trees.



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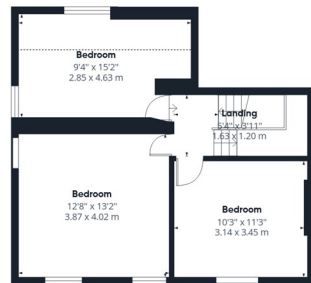
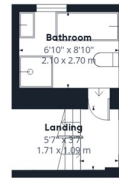
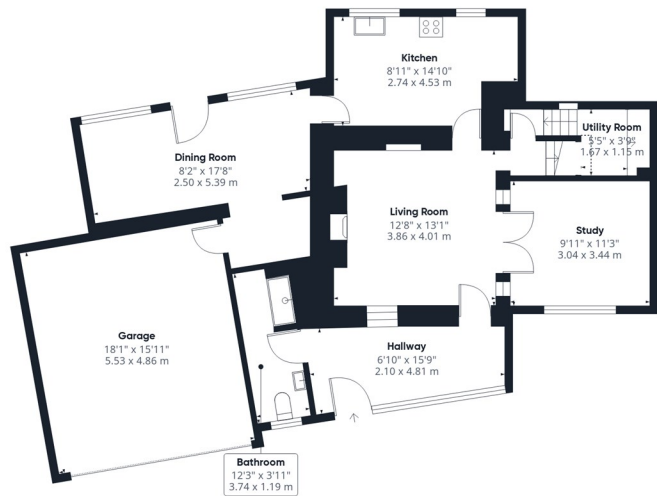
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#### Approximate total area<sup>10</sup>

1629 ft<sup>2</sup>  
151.4 m<sup>2</sup>

#### Reduced headroom

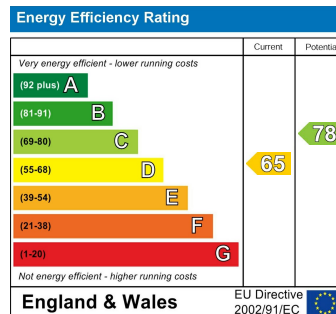
46 ft<sup>2</sup>  
4.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



#### CONTACT

30 Newgate  
Pontefract  
West Yorkshire  
WF8 1DB

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
T: 01977 700595

