

3 Bed

House - Semi-Detached

located in

Pontefract

Guide Price £260,000







enfields

Ackworth Road
Featherstone
Pontefract
WF7 5LY

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Lead In
Prepare to be impressed! This exceptional three bedroom semi-detached property has been extended and renovated to an extremely high standard throughout, creating a stylish, spacious and highly desirable family home with much more than meets the eye.

Presented in immaculate show home condition, the property has been thoughtfully designed with carefully considered interiors, contemporary finishes and generous living accommodation. The attention to detail throughout is immediately apparent, with every aspect of the home having been finished to an exceptional standard.

The property benefits from a rear extension, providing additional living space, while externally there is a private rear garden, driveway and garage — features that are highly sought after in this location.

One of the property's standout features is its fantastic position directly overlooking Purston Park, providing an attractive outlook and easy access to beautiful open green space right on your doorstep.

The location is equally impressive, with a superb range of amenities close by, including primary and secondary schools, local shops and everyday conveniences. Featherstone also offers excellent transport links, making this an ideal location for families and commuters alike.

This is a home that genuinely has the "wow factor" and offers far more than you may initially expect from the outside. The combination of its exceptional renovation, thoughtful extension, spacious accommodation, superb outlook and fantastic location makes this a property that must be viewed internally to be fully appreciated.

Living Room
11'1" x 18'1"
Access to kitchen diner and the stairs leading to the first floor. Carpeted throughout. UPVC double glazed windows to the front and side elevations.

Kitchen Diner
17'4" x 19'3"
A large open plan space with a modern range of high and low level kitchen units with integrated fridge freezer, oven, hob and extractor hood. Sink with drainer and chrome mixer tap. Skylight windows. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear elevation. UPVC double glazed bi folding door leading to the rear garden. Access to the hallway.

Hallway
4'3" x 4'10"
Access to WC and UPVC door giving access to the side of the property.

WC
4'5" x 2'6"
WC with low level flush. Wash hand basin with chrome mixer tap.

Landing
5'9" x 8'11"
Access to all three bedrooms and the house shower room. Carpeted throughout. UPVC double glazed window to the side elevation.







Bedroom One
11'3" x 11'12"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

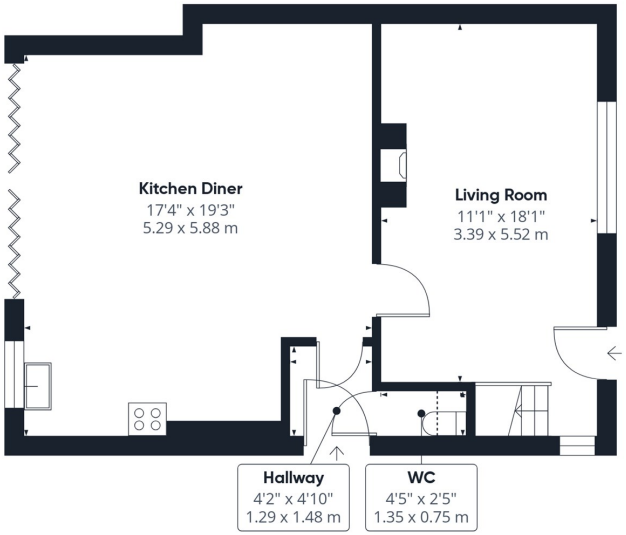
Bedroom Two
8'8" x 10'3"
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three
8'2" x 6'5"
Stair case leading to the fully boarded loft with VELUX window. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front elevation.

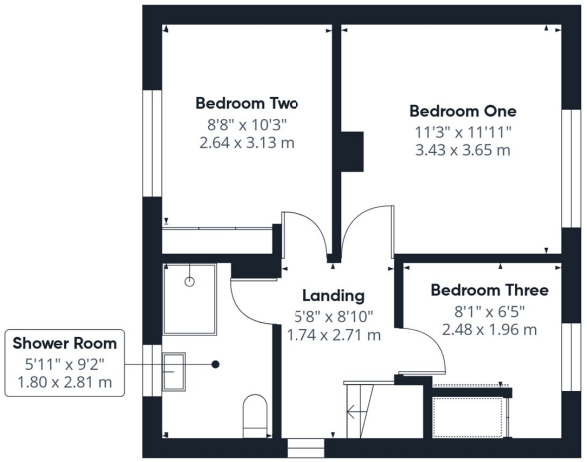
Shower Room
5'11" x 9'3"
White suite comprising of WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with mains feed shower. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear aspect.

External
To the front, the property enjoys a generous block-paved driveway providing ample off-road parking, complemented by established hedging which offers a pleasant degree of privacy. Double timber gates provide secure access to the side and continue through towards the rear garden and detached garage.

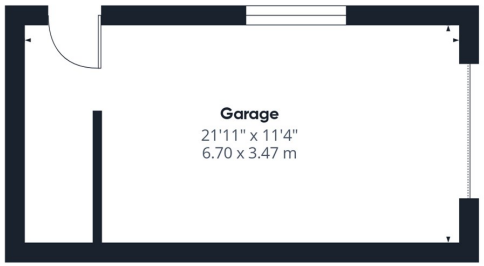
To the rear is a particularly attractive and generously proportioned private garden, predominantly laid to lawn and enclosed by mature hedging and established planting. A spacious block-paved patio adjoins the property, creating an ideal setting for outdoor dining and entertaining, with steps leading directly from the impressive rear extension. The garden also benefits from a detached garage, additional paved areas and gated access to the driveway.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area(1)

1227 ft²

114 m²

Reduced headroom

3 ft²

0.3 m²

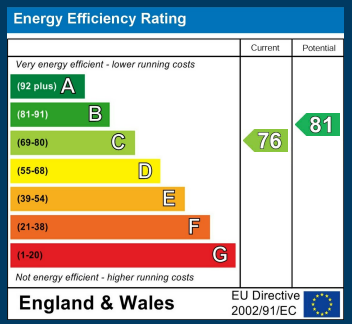
(1) Excluding balconies and terraces

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.

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