



2 Bed
House - Semi-
Detached
located in
Pontefract
£220,000



enfields

Chiltern Drive
Ackworth
Pontefract
WF7 7DW

****NEW**NO ONWARD CHAIN**DRIVEWAY PARKING**EXTENDED HOME**VILLAGE LOCATION****

Lead In

Chiltern drive is a spacious two/three-bedroom semi-detached dormer bungalow, ideally situated in the sought-after village of Ackworth. Having been extended to the rear, this property offers a larger footprint, creating generous living accommodation throughout.

Although the property would benefit from some modernisation, it has clearly been well cared for by its previous owners and offers excellent potential for buyers looking to create a home to their own taste and specification.

The ground floor provides spacious and versatile living space, including an extended kitchen area and a generous lounge through dining room, ideal for both everyday family living and entertaining. There is also an additional separate reception room to the ground floor, offering flexibility for a ground floor bedroom or second sitting room, playroom or home office - previously this room was a bedroom.

To the first floor are two well-proportioned bedrooms. Outside, the property benefits from a large driveway providing ample off-street parking and a good-sized rear garden offering plenty of outdoor space.

Offered to the market with no onward chain, this home is conveniently located within walking distance of local shops, schools and amenities, making it ideal for a wide range of buyers including families, first-time purchasers and investors alike.

Early viewing is highly recommended — call now to arrange your appointment.

Hallway
7'3" X 10'5"

Access to bathroom, living room and the stairs leading to the first floor. Cupboard housing the boiler. Carpeted throughout. Central heated radiator.

Bathroom
5'5" x 7'5"

White suite comprising of WC with low level flush. wash hand basin with chrome taps. Panel bath with chrome tap and mains feed shower. Wood effect flooring. Central heated towel rail. UPVC double glazed frosted window to the side aspect.

Living Room
16'9" x 10'9"

Feature fire with hearth and surround. Access to dining room / bedroom and the kitchen. UPVC double glazed French door leading to the rear. Carpeted throughout. Central heated radiator.

Dining Room
9'11" x 7'7"

With potential to be used as a third bedroom. Carpeted throughout. Central heated radiator UPVC double glazed widow to the front elevation.

Kitchen
16'10" x 7'5"

Range of high and low level kitchen base units. Integrated oven with electric hob over. Washing machine. Sink with drainer and chrome tap over. UPVC door giving access to the rear garden. Tiled effect flooring. Central heated radiator. UPVC double glazed windows to the rear and side elevation.

Landing
5'1" x 7'4"

Access to both bedrooms. Carpeted throughout.

Bedroom One
14'5" x 10'9"

Built in wardrobe and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two
10' x 7'4"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

External

Set back from the road, the property is approached via a generous driveway providing ample off-road parking. The front garden is mainly laid to lawn with mature shrubs and well-established planting, creating an attractive frontage.

The property enjoys a substantial rear garden, predominantly laid to lawn with a variety of mature trees, shrubs and flower borders. A paved patio area provides space for outdoor seating and entertaining, whilst fenced boundaries offer a good degree of privacy.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.





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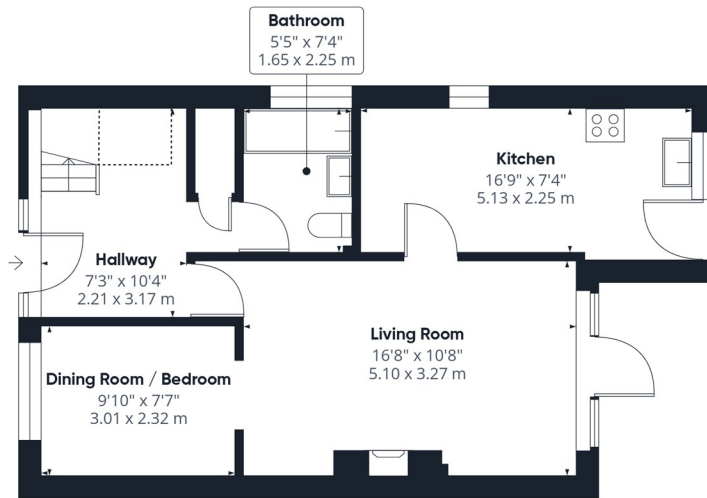
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Floor 0



Floor 1



Approximate total area⁽¹⁾

777 ft²
72.2 m²

Reduced headroom

14 ft²
1.3 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.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		

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