



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Offers In Excess Of  
£235,000



enfields

Seals Drive  
Ackworth  
Pontefract  
WF7 7FQ



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**\*\*This impressive three bedroom, three-storey semi-detached home is presented in show-home condition throughout, offering stylish and contemporary living ideal for modern buyers\*\* AN EARLY VIEWING IS RECOMMENDED\*\***

The ground floor features open-plan living and kitchen areas, creating a bright and versatile space perfect for both everyday family life and entertaining. Finished to a high standard, the layout maximises space and natural light.

The standout feature of the home is the stunning principal bedroom occupying the entire top floor, providing a generous and private retreat complete with en-suite facilities and ample room for bedroom furniture.

Externally, the property benefits from a double driveway to the front and a fully enclosed rear garden, ideal for outdoor dining, children, or pets.

A beautifully presented home that is truly ready to move into and will appeal to a wide range of buyers. Early viewing is highly recommended. Situated in the popular village of Ackworth, with a wide range of local amenities close by, this home will appeal to a broad range of buyers seeking a highly desirable location.

Hallway  
6'6" x 14'8"

Access to downstairs WC, kitchen / living area and storage cupboard. Wood effect flooring. Central heated radiator.

WC  
3'1" x 6'4"

WC with Low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring. Central heated radiator.

Kitchen / Living Area  
15'9" x 25'5"

Range of high and low level kitchen units with integrated appliances including fridge/freezer, oven and electric hob with extractor hood over. Sink with drainer and chrome mixer taps over. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

Landing  
3'6" x 8'11"

Access to both bedrooms, main bathroom, storage cupboard and the hallway leading to the second floor. Carpeted throughout. Central heated radiator.

Bedroom Two  
9'9" x 12'5"

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

Bedroom Three  
8'10" x 10'8"

Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bathroom  
6'8" x 8'12"

White suite comprising of wash hand basin with chrome mixer tap. WC with low level flush. Panel bath with chrome mixer tap and mains feed shower. Extractor fan. Access to storage cupboard. Tiled effect flooring. Central heated chrome towel radiator. UPVC double glazed frosted window to the rear.

Hallway  
6'7" x 6'10"

Access to the second floor. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

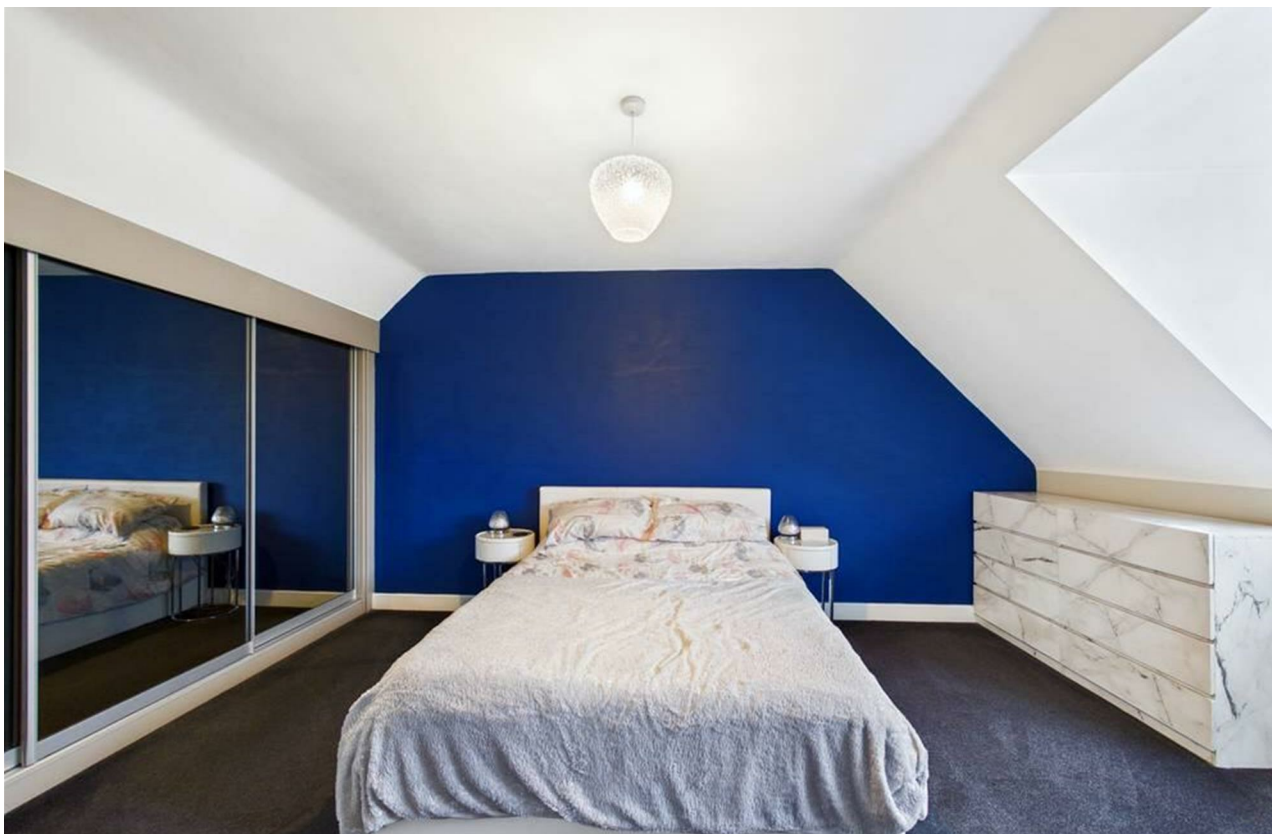
Main Bedroom  
13'2" x 15'2"

Built in wardrobes. Access to the en suite. Carpeted throughout. Central heated radiator. UPVC window to the front aspect.

En Suite  
4'9" x 8'4"

White suite comprising of WC with low level flush. Wash hand basin with chrome mixer taps. Shower cubicle with mains feed shower. Extractor fan. Tiled effect flooring. Central heated chrome towel rail. UPVC double glazed window to the rear aspect.





#### Hallway

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#### Main Bedroom

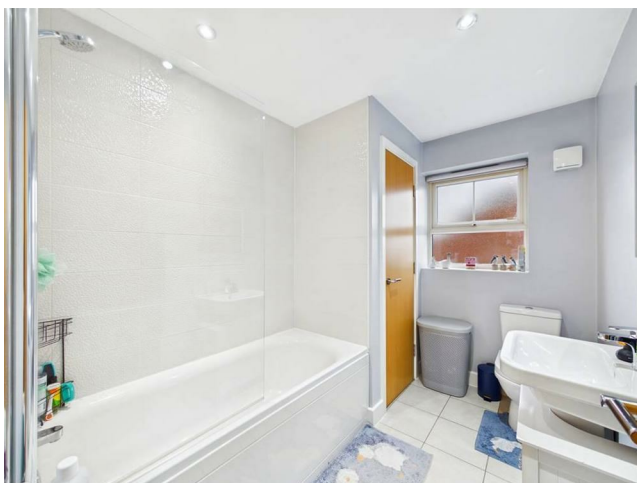
13'2" x 15'2"

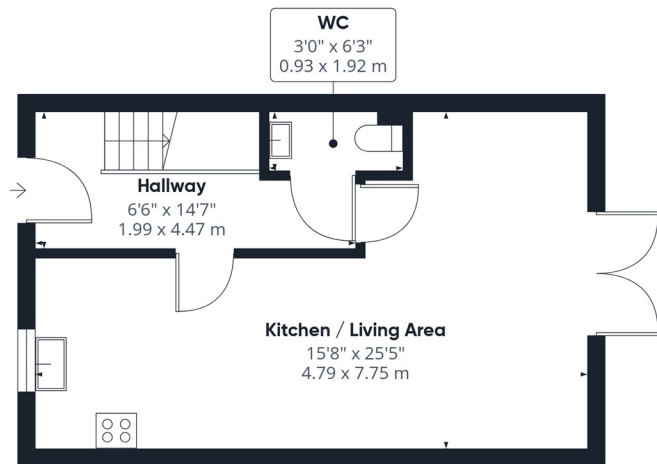
Built in wardrobes. Access to the en suite. Carpeted throughout. Central heated radiator. UPVC window to the front aspect.

#### En Suite

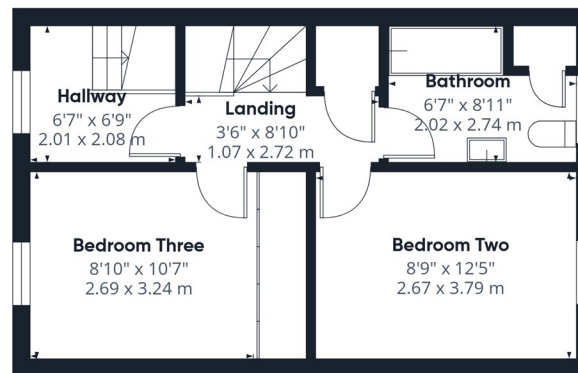
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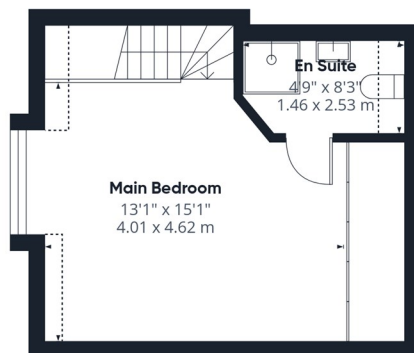




Floor 0



Floor 1



Floor 2



**Approximate total area<sup>(1)</sup>**

1017 ft<sup>2</sup>  
94.4 m<sup>2</sup>

**Reduced headroom**

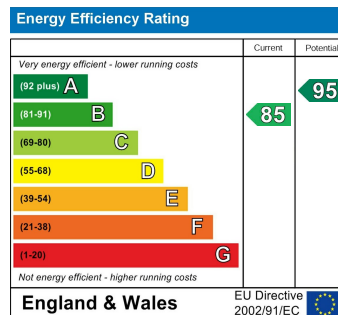
14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(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



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