5 Bed House - Townhouse located in Ackworth

Offers In The Region Of £295,000

enfields

Madison Walk
Ackworth
Pontefract
WF7 7ER

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Lead In
Situated in the sought-after village of Ackworth, this impressive five-bedroom townhouse is set over four spacious levels, offering flexible and well-planned accommodation ideal for modern family living.

Beautifully presented throughout in modern decor, the property is ready for immediate occupation and is offered with no onward chain. The layout provides a versatile living space, perfect for growing families or those working from home, with generous room sizes across all floors.

Externally, the home benefits from a driveway and garage providing off-street parking, along with an enclosed rear garden—ideal for families and outdoor entertaining.

Ackworth remains a highly desirable village location, offering a range of local amenities, reputable schools, and excellent commuter links.

This substantial home must be viewed internally to fully appreciate the space, layout, and potential on offer.

Ground Floor

Hallway
16'2" x 5'10"
Access to dining room and WC. Wood effect flooring. Central heated radiator.

Dining Room
11'10" x 8'12"
Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

Kitchen / Utility
16'4" x 15'3"
Modern range of high and low level kitchen units with integrated appliances including oven, hob, extractor hood and fridge/freezer. One and half bowl sink with chrome mixer tap. Option to reconnect plumbing for washing machine. Wood effect floor. Central heated radiator. UPVC double glazed French door to the rear.

WC
2'11" xx 7'7"
WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Wood effect flooring. Central heated radiator.

First Floor

Landing
8'10" x 3'10"
Access to living room, bedroom five, office and bathroom. Carpeted throughout. Central heated radiator.

Living Room
11'11" x 15'2"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Office
6'11" x 6'2"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Five
10'6" x 8'9"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bathroom
5'6" x 8'
White suite comprising of panel bath with chrome taps. Wash hand basin with chrome mixer taps. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated radiator.

Second Floor

Landing
12'3" x 3'7"
Access to three bedrooms. Carpeted throughout. Central heated radiator.

Bedroom Two
11'3" x 15'1"
Access to J
ack and Jill bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the front.

Jack And Jill Bathroom
4'8" x 8'4"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Central heated radiator.

Bedroom Three
12' x 8'6"
Access to Jack and Jill bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear.

Madison Walk, Ackworth, Pontefract, WF7 7ER

Bedroom Four
8'7" x 6'4"
Access to Jack and Jill bathroom. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear.

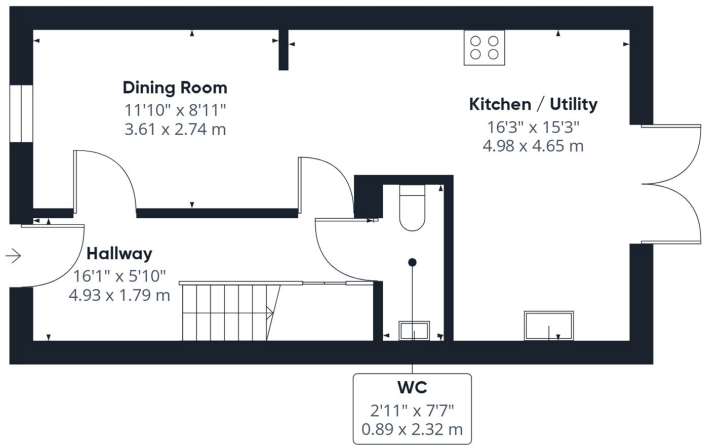
Third Floor

Bedroom One
16'3" x 15'3"
Access to dressing room and en suite.. Carpeted throughout. Central heated radiator.

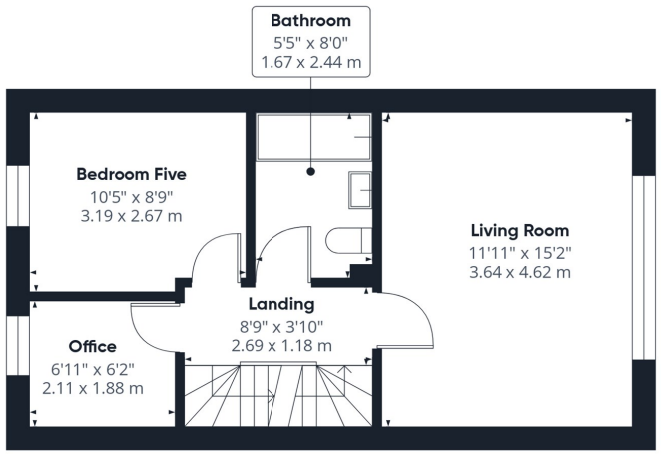
Dressing Room
11'12" x 4'8"
Built in wardrobes and storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed windows to the rear.

En Suite
5'10" x 7'2"
White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap. WC with low level flush. Extractor fan. Tiled effect flooring. Central heated radiator.

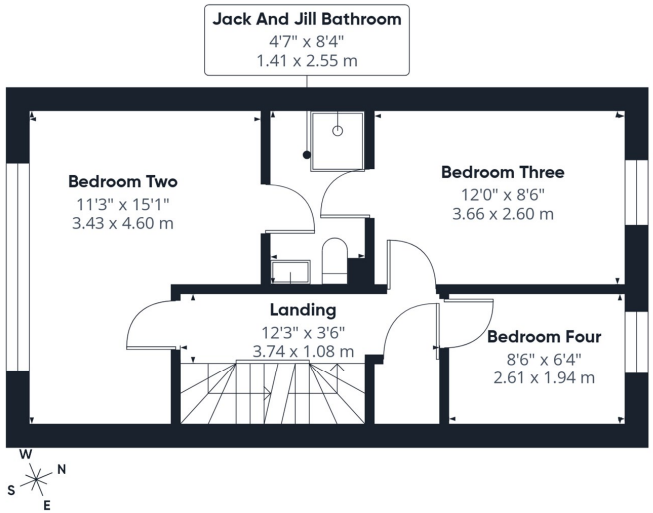
External
The home is set within a neat residential street and benefits from a small, landscaped front garden with a pathway leading to the entrance. The rear garden offers a private and low-maintenance outdoor space, predominantly laid to lawn with a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, providing a good degree of privacy and security.
To the side of the property there is private driveway providing off-road parking, along with access to a garage —ideal for secure storage or additional parking.



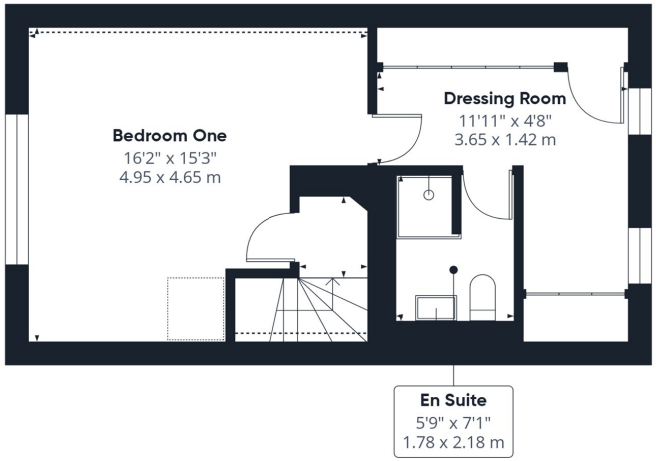
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area(1)

1584 ft²

147.1 m²

Reduced headroom

4 ft²

0.4 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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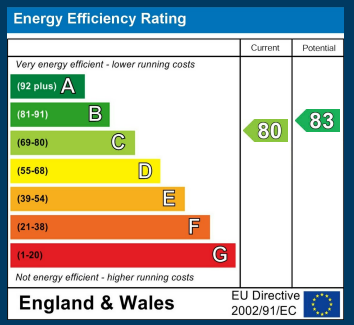

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