



5 Bed  
House - Townhouse  
located in Ackworth

£325,000

Digitally Altered



enfields

Madison Walk  
Ackworth  
Pontefract  
WF7 7ER

#### 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"

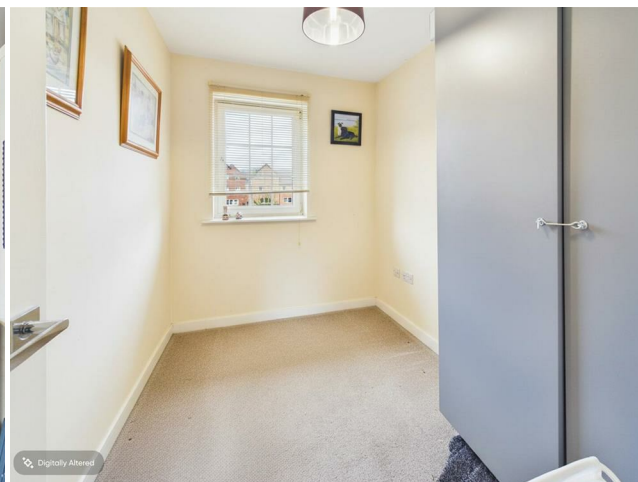
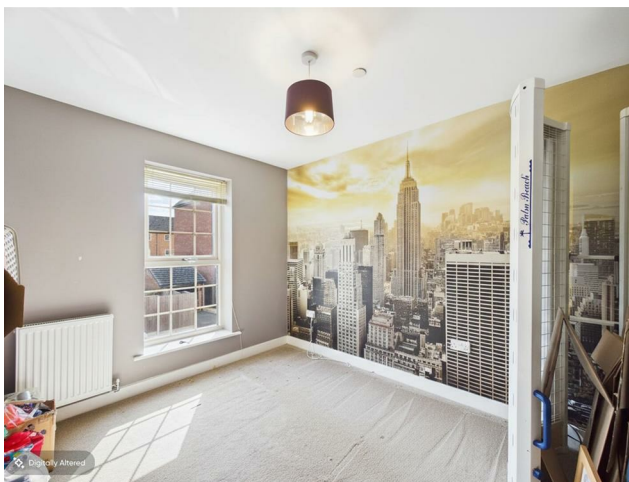
Access to three bedrooms. Carpeted throughout. Central heated radiator.

##### 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

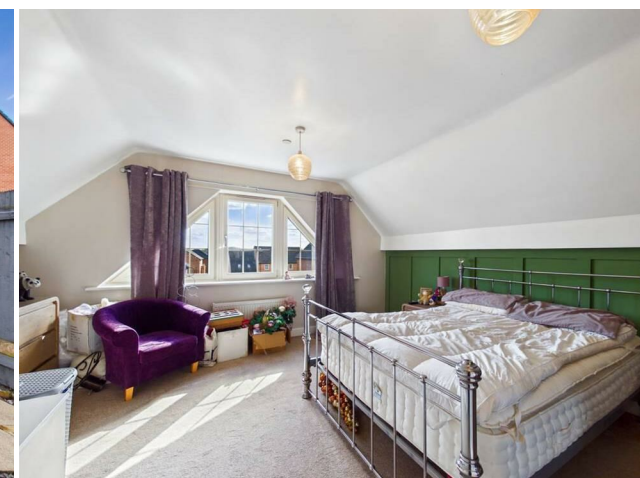
5'10" x 7'2"

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.

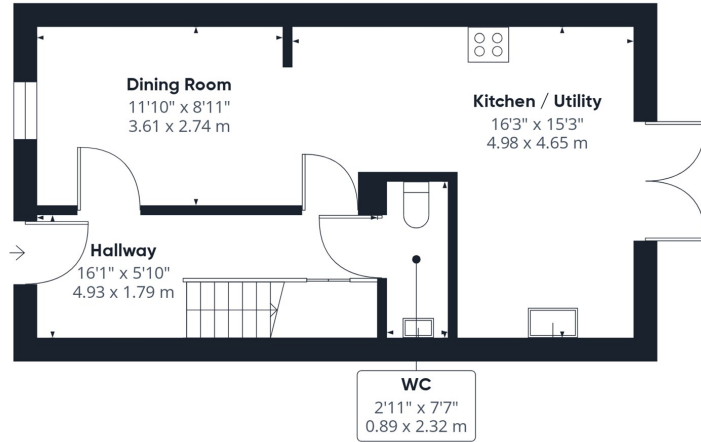
#### External

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.

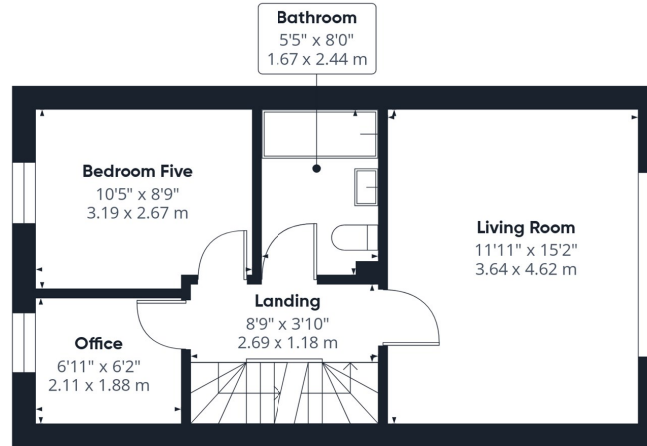
To the side of the property there is private driveway providing off-road parking, along with access to a garage —ideal for secure storage or additional parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	80	83
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor 0

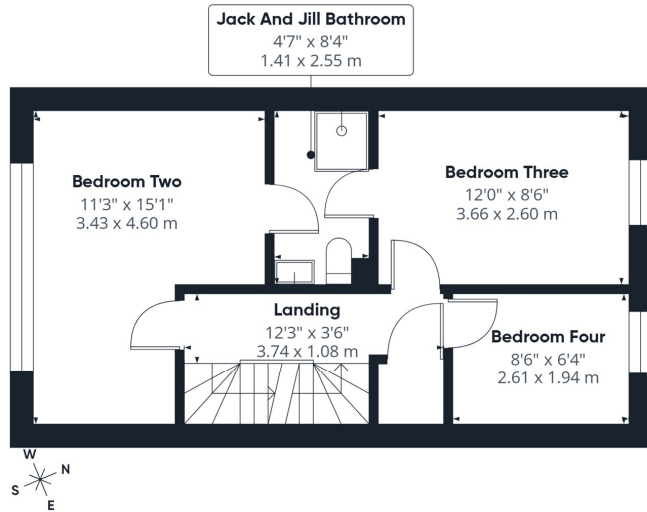


Floor 1

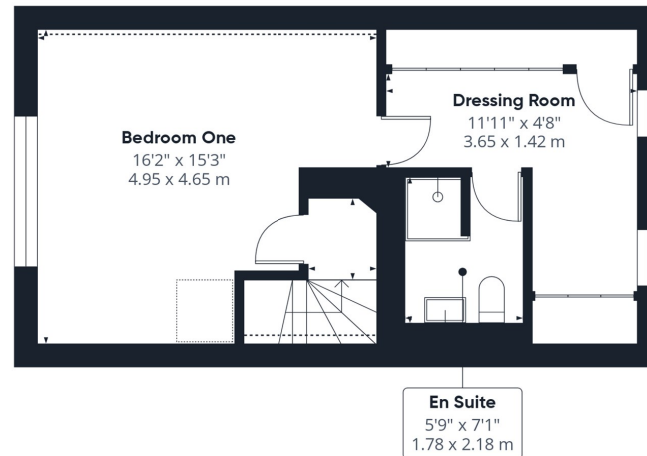
Approximate total area<sup>(1)</sup>

1584 ft<sup>2</sup>  
147.1 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 m<sup>2</sup>



Floor 2



Floor 3

(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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