



3 Bed  
House - Semi-  
Detached  
located in  
Ackworth  
Asking Price £210,000



**enfields**

Chiltern Drive  
Ackworth  
WF7 7DW

**\*\*SOUGHT AFTER AREA\*\* \*\*NO ONWARD CHAIN\*\*** Full modernisation required. Spacious lounge through dining area. Good sized bedrooms. Mature gardens to front and rear with patio/seating areas. Driveway and detached garage. Close to good schools and transport links. A must see property. To view this property contact Pontefract Estate Agents, Enfields.

Enfields are delighted to offer for sale this two/three bedroom, semi-detached property situated within a popular residential area of Ackworth.

In need of some updating and ideal for a family or first time buyer, this family home is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Outlet Village all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises to the ground floor; entrance hallway, good sized lounge through dining area, kitchen, bedroom three/snug and house bathroom. To the first floor; two double bedrooms.

The property also benefits from having good sized gardens to the front and rear including patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of a tandem driveway and detached garage. Available with no onward chain, an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Energy Performance Rating D: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

**Entrance Hallway**  
Enter through UPVC door with opaque window panel to front aspect. Gas central heated radiator. Half wall panelling and stairs leading to first floor landing. Understairs storage cupboard and doors leading into other rooms.

**Bedroom Three/ Snug**  
9'10" x 7'7"

Gas central heated radiator and UPVC double glazed bow window to front aspect.

**House Bathroom**  
5'7" x 7'7"

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome taps and a tiled splashback. Tiled walls and gas central heated radiator. UPVC double glazed opaque window to side aspect.

**Lounge/ Dining Area**  
16'9" x 10'10"

Gas central heated radiator and feature gas fireplace with a tiled back and hearth. Gas central heated radiator and UPVC double glazed bow window to rear aspect. Door through to kitchen.

**Kitchen**  
10'10" x 7'7"

Matching high and low level storage units with square edged work surfaces over. Tiled walls throughout and inset stainless steel one and a half sink with draining board and chrome mixer tap. Integrated four ring electric hob with extractor fan over. Integrated oven and space/plumbing for washing machine. UPVC double glazed window to rear aspect and UPVC door to side aspect.

**First Floor Landing**  
Doors leading into other rooms.

**Bedroom One**  
11'10" x 10'10"

Gas central heated radiator and UPVC double glazed window to front aspect. Built in storage cupboard.

**Bedroom Two**  
9'10" x 7'7"

Gas central heated radiator and UPVC double glazed window to rear aspect.

**Outside**

Front of the property is a stone/pebbled area with bushes and shrubs to borders. Brick walling and timber fencing to boundaries. Block paved walkway leading to front door. Rear garden accessed via side of property and being mainly laid to lawn with bushes and shrubs to borders. Stone patio area with a timber shed for storage. Greenhouse and two brick outbuildings for storage. Timber fencing to boundaries. Large tandem block paved driveway providing multiple off street vehicle parking and entered through double wrought iron gates leading to detached garage with an up and over door.

Property Particulars D1



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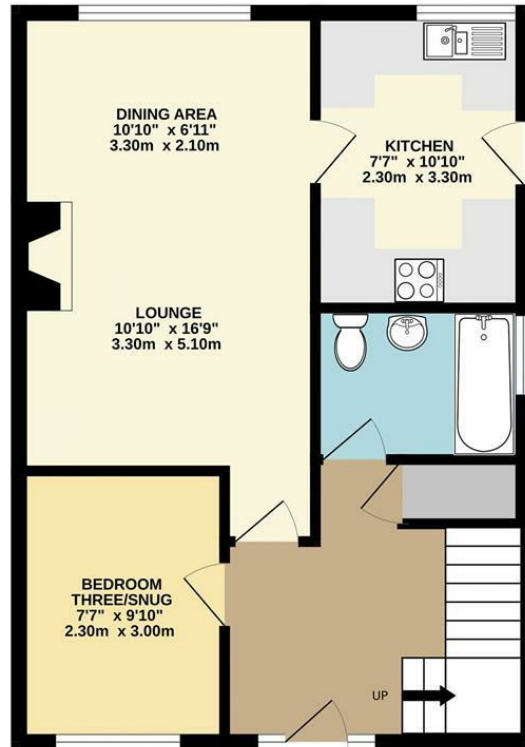
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Property Particulars D1

GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 755 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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