



4 Bed  
House - Detached  
located in  
Pontefract

Offers In The Region Of  
£550,000



**LOGIC**  
REAL ESTATE

Poplar Farm Green Lane  
Ackworth  
Pontefract  
WF7 7EB



This four bedroom exceptional home combines traditional Yorkshire stone architecture with modern luxury, making it a perfect choice for those seeking an exclusive and stylish residence in a prestigious location. Call Logic Real Estate to arrange your viewing on 01977 700595

Logic Real Estate are delighted to welcome to the market this exclusive four-bedroom Yorkshire stone-built detached property is located in the highly sought-after village of Ackworth. Upon entering the premises, you are greeted by impressive electric gates leading to a block-paved driveway that provides ample parking for several vehicles. This home stands out with its unique appeal and is designed to cater to a range of buyers, offering spacious rooms and exceptional stylish decor and interior. In an extremely sought after location with well regarded schools shops bars and restaurants there is something in the village for everyone. The local motorways are a short drive way making this home ideal for a range of buyers. The property briefly comprises of-

**Entrance** The front entrance has a barn style solid oak door which leads into the entrance hallway. There is a solid oak door to the to the right hand side which gives access to the front living room. Bespoke staircase giving the access to 1st floor. Access to downstairs WC, Office, storage room. Access to the kitchen. The entrance comprise of solid oak flooring and bespoke oak feature wall incorporating glass which looks over the lounge. Gas central heated radiator. **Living room** The family lounge offers a walk in Bay window with Oak wood style double glazed windows to the front elevation overlooking the private driveway, feature lighting to the walls TV and telephone points. Gas central heated radiator. **Downstairs WC** Gas central heated radiator, low level flush toilet, wash hand basin. **Study** Downstairs study gives access to the attached Garage. With fitted wardrobes to the corner of the room which house the boiler and electric heater. **Storage Cupboard** With storage under the staircase. **Kitchen /Family Dining and Lounge Area** The kitchen consists of wall and base kitchen units with quartz work surfaces over. under mounted sink with instant hot water quooker tap. Integral appliances include Siemens wine fridge, bosh full size fridge and freezer, bosh dishwasher, Siemens twin ovens, induction hob with overhead siemens extractor fan. Siemens microwave and Siemens warming draw. Spotlights to the ceiling and a wall mounted designer radiator. Tiled flooring. Wooden oak double glazed window and bi-folding rear garden patio door. Door access to the utility room. Utility

**Room** Wooden barn style door which gives access to the side of the property. Double glazed oak wood style window to the rear. washing machine and tumble dryer, quartz worksurface wash and basin with mixer tap wall and base kitchen units. **Landing** Giving access to four good sized bedrooms and a family bathroom. Feature window over the staircase. Solid oak flooring. **Bedroom One** Bespoke oak double glazed window with window shutters and wooden windowsill. Solid wood flooring, gas central heated radiator and access to the ensuite bathroom. **Ensuite Bathroom** Twin his and hers sink both with vanity mirror spotlights and mixer taps, toilet with low level flush. Double shower cubicle with a mains feed shower. Chrome heated towel rail and tiled flooring, shaver point. **Bedroom Two** Solid wood double glazed window to the front elevation with a solid wood windowsill, gas central heated radiator and solid wood flooring. Access door to the ensuite shower room . **Shower Room** Shower cubicle with mains feed shower, toilet with low level flush, glass bowl sink with mixer tap and vanity unit below, shaver point and extractor fan, chrome heated towel rail. **Bedroom Three** Wooden double glazed window to the front elevation with wooden windowsill, gas central heated radiator solid wood flooring access to the loft. **Bedroom Four** Bespoke Wooden double glazed window to the rear elevation with window shutters, gas central heated radiator and a solid wood flooring . **Family Bathroom** Bathtub with mixer tap and handheld shower attachment, sink with mixer tap and vanity below, shaver points. wall mounted lighting, extractor fan chrome heated towel rail, partially tiled walls and tiled flooring. double glazed bespoke wooden window with a wooden windowsill to the rear elevation . **Garage** With roller shutter door, power and light. Currently half converted garage with storage space. **Rear Garden** Paved patio areas and seating areas. Lawned garden and exposed stone wall. Garden taps and security lights. Side access pathways that will lead you to the front of the property. **Front Garden** Block paved driveway with electric gates to the front.





Floor 1

Approximate total area<sup>(1)</sup>  
853.26 ft<sup>2</sup>  
79.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GRAFFI 360

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>85</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            | <b>76</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

## CONTACT

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