



5 Bed
House - Detached
located in Ackworth

£750,000



LOGIC
REAL ESTATE

Avondale 50a Pontefract
Road
Ackworth
Pontefract
WF7 7LL



Entrance Porch

A composite entrance door is set beneath a porch with Travertine marble tiles and sensor downlighters.

Entrance

3'8" x 4'8"

The welcoming entrance hall features black slate tiled flooring and an oak internal door leads into the reception room.

Snug/Reception Room

13'6" x 8'11"

This reception hallway connects the front entrance to the rest of the ground floor and provides additional space for furniture or storage. Currently used as a second Lounge area. UPVC double glazed window to the front elevation, TV points, gas central heating radiator, Quick Step laminate flooring.

Inner Hallway

6'5" x 16'11"

The inner hallway on the ground floor is a welcoming space with bamboo wooden flooring and neutral walls, leading to the living room, kitchen, wc and office. It features a staircase leading to the first floor and receives natural light from the adjacent rooms. Includes a storage cupboard under the stairs, UPVC window.

Kitchen

16'4" x 10'10"

The kitchen is a modern and bright space featuring sleek cabinetry with ample storage and under-cabinet lighting. It is fitted with a large stainless-steel Range Master Professional Plus dual-fuel cooker complemented by a contemporary Smeg extractor. Additional features include an integrated dishwasher and wine cooler, along with space for an American-style fridge freezer with plumbing. The room is finished with a stylish split-faced stone tiled splashback, luxurious quartz worksurfaces, and elegant porcelain floor tiles. Adjacent to the kitchen is a practical utility room. Patio double doors open to the garden, allowing natural light to flood in and creating a seamless flow to the kitchen space.

Utility Room

7'10" x 5'10"

The utility room provides a practical space with wall and base units and a wood-effect worktop. It includes a stainless steel sink and plumbing connections for a washing machine and tumble dryer. A composite door leads directly outside, offering convenient access to the garden or side of the property. Loft access.

WC

5'5" x 6'10"

The WC on the ground floor features a striking green wall finish and is fitted with

Contemporary Travertine worktop with bowl sink and chrome mixer tap and oak vanity below, low-level WC, chrome towel rail, engineered wood flooring, extractor fan, and UPVC window to the rear elevation.

Office

7'0" x 12'11"

The office is a bright and practical room with neutral décor and a large window overlooking the rear of the property. It offers ample space for a desk and storage, making it ideal for remote working or study. Karndean LVT flooring, and housing the main WiFi router.

Living Room

11'11" x 21'5"

The living room is a spacious and inviting area, featuring warm oak wooden flooring and oak double doors, with a neutral palette that enhances the natural light from the dual-aspect large windows. At the heart of the room is a charming gritstone fireplace housing a Stovax multi-fuel stove, creating a cosy and characterful focal point. This room provides a comfortable setting for family gatherings or relaxing evenings, complemented by gas central heated radiators and wall lighting.

Landing

6'11" x 25'11" m

The landing is a light and airy space with carpeted flooring and two windows overlooking the side and rear elevation. It connects all the bedrooms and bathrooms on the first floor. With two generous storage cupboards including a walk-in airing cupboard.



Bedroom One

10'6" x 16'2"

The master bedroom is a generous double room with dark wood flooring and a large UPVC window to the front elevation, radiator, Quick Step laminate flooring, access to walk-in wardrobe and en suite.

Wardrobe: Loft access and lighting.

Bedroom Two

12'8" x 13'1"

Bedroom two is a spacious double with a window to the front of the property allowing in natural light. It has a simple, bright décor and Quick Step laminate flooring.

En Suite

8'8" x 7'3"

Walk-in shower with a glass screen and mains shower, vanity sink, WC, porcelain wall/floor tiles, towel radiator, spotlights, UPVC window and extractor fan.

Bedroom Three

12'6" x 9'0"

Bedroom three benefits from a large upvc double glazed window and Quick step laminate flooring. It is well-proportioned and has an en suite shower room with modern tiling and fittings.

En Suite

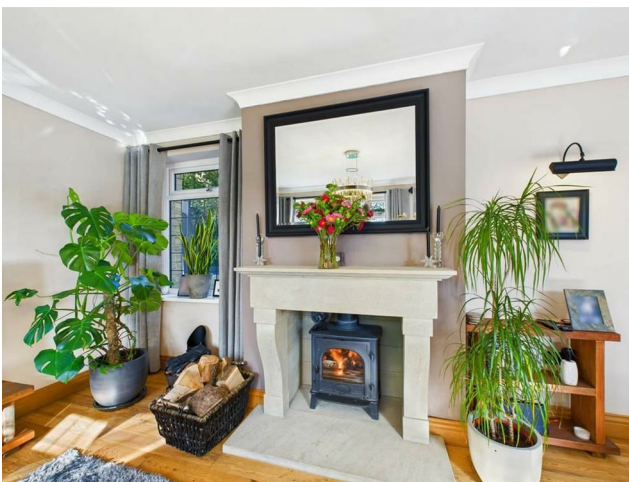
4'4" x 5'5"

The en suite shower room to bedroom three has a walk-in shower, vanity sink, WC, mosaic shower tiling, granite flooring, towel radiator, spotlights and extractor fan.

Bedroom Four

10'2" x 8'2"

Front aspect, Upvc double glazed window. radiator, Quick Step flooring, loft access with pull-down ladder.





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Bedroom Five

6'3" x 10'4"

Bedroom five is a generous room with a window to the rear aspect, Upvc double glazed window. radiator, Quick Step laminate flooring.

Bathroom

6'2" x 5'10"

The main bathroom is beautifully finished with a contemporary suite with bath and shower over, vanity sink, WC, Travertine floor/wall tiling, chrome towel radiator, spotlights, wall lights, extractor fan, UPVC window.

Games Room

12'2" x 24'4"

The brick-built garage is a large, versatile space with ample natural light from several windows and a single door. It is currently equipped as a gym and games room, featuring laminate flooring, a white panelled ceiling, electrical wall heaters, and multiple power points—making it both practical and comfortable for a variety of uses.

Front Garden

A hedge-lined driveway with conifers provides privacy and parking for multiple vehicles, leading to the integral garage. Lawned garden.

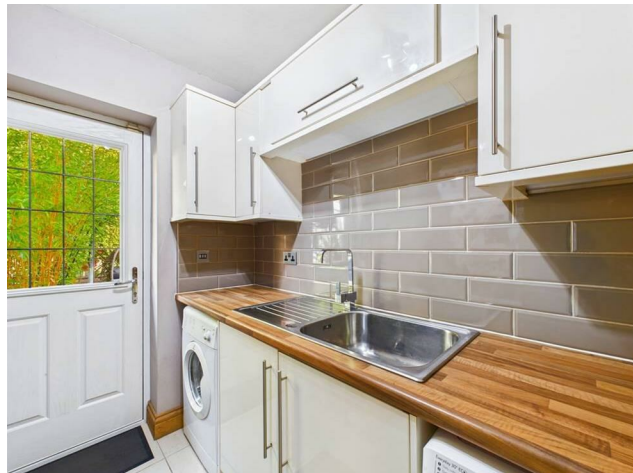
Rear Garden

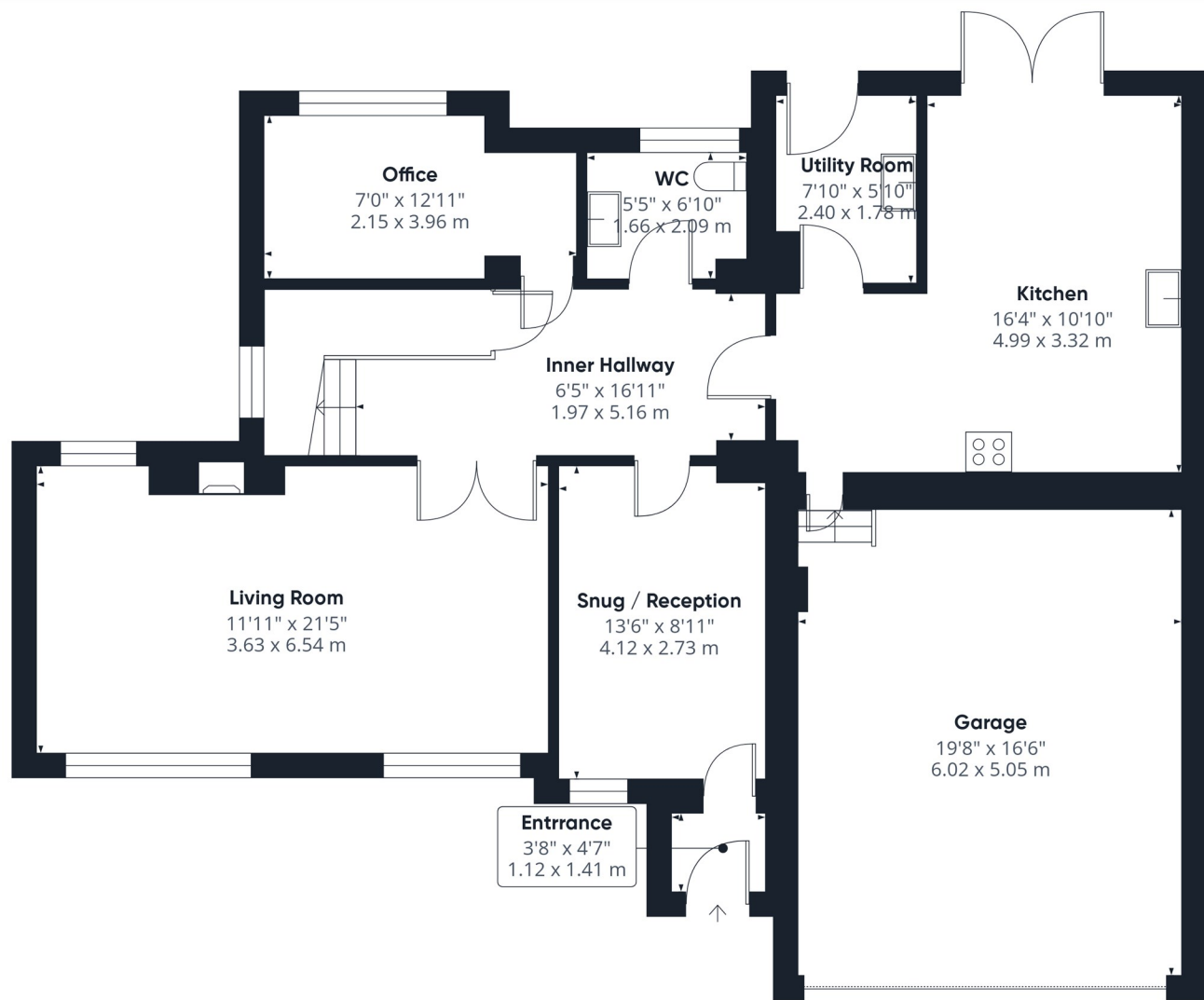
The landscaped rear garden is designed for both relaxation and entertaining, with decking, patio, and lawn areas. Features include welcoming brick-built BBQ area perfect for entertaining, there are outbuildings, electric points, outdoor lighting, decorative planting, porcelain pathways, limestone and Indian stone paving, and complete privacy from established hedging. There is a hot tub which can be included within the sale subject to the right offer.

Garage

16'5" x 24'4"

Garage Access – From the kitchen, with light, power, alarm and electric sectional door.





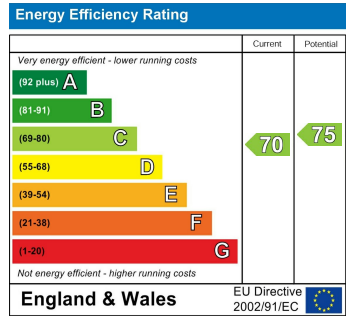
Approximate total area⁽¹⁾
1276 ft²
118.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0 Building 1



DIRECTIONS

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