



4 Bed
House - Townhouse
located in Ackworth

Guide Price £280,000



LOGIC
REAL ESTATE

4 Keswick View
Ackworth
Pontefract
WF7 7BT



Hallway
3'11" x 13'11"

The hallway offers a welcoming entrance with fresh, neutral tones access to the Wc, Bar and kitchen. Gas central heated radiator and staircase to the first floor.

WC
3'1" x 6'9"

The hallway connects to a useful downstairs WC featuring a modern white suite and simple tiling with a textured finish.

Kitchen
16'8" x 9'4"

This spacious kitchen is beautifully fitted with sage green cabinetry topped with wooden work surfaces, complemented by floor tiles. An integrated double oven, washing machine, dishwasher and stainless steel extractor hood sit above the hob, while a breakfast bar offers a casual dining spot. The kitchen is bright and airy, with windows overlooking the rear garden and a door providing direct access outside.

Bar / Entertainment Room
9'3" x 11'10"

A section of the garage has been partitioned, to create a versatile bar/entertainment room adjacent to the kitchen. The space features contemporary wall panelling and folding bar counter, complemented by removable bar seating, making it multifunctional and adaptable to suit different needs. Offering a warm and welcoming atmosphere, it's ideal for socialising, hosting informal gatherings, or simply enjoying a relaxing evening. Leaving the front part of the garage as a good-sized storage area. This is accessible from either inside the property from the bar/entertainment area or from the up and over door to the front of the property.

Landing
6'0" x 8'6"

The landing on the first floor is a bright area with neutral paintwork and carpet. It provides access to the living room, bathroom, and two bedrooms.

Living Room
16'10" x 10'2"

The living room is a comfortable and inviting space, decorated in soft neutral tones with a patterned feature wall adding subtle style. Dual windows allow plenty of natural light to fill the room, which is spacious enough to accommodate a large sofa and additional seating or storage furniture.

Bedroom Two
8'1" x 9'9"

Bedroom Two is a well-proportioned space with a window providing plenty of daylight. Its size allows for a single or small double bed, with room for additional furniture such as a desk or wardrobe.

Bedroom Three
8'4" x 9'8"

Bedroom Three is a well-proportioned space with a window providing plenty of daylight. Its size allows for a single or small double bed, with room for additional furniture such as a desk or wardrobe.

Bathroom
5'6" x 6'9"

The first-floor bathroom is fitted with a white suite that includes a bath with a glass shower screen, a basin set into a storage cupboard, and a toilet. Neutral tiling and a decorative mirror complete this practical and clean space.

Second Landing
7'2" x 6'8"

The second-floor landing is a small, well-lit space with white walls and carpet, providing access to the main bedroom, en suite, and the office/bedroom four.

Main Bedroom
16'9" x 10'2"

The main bedroom is generously sized and enjoys plenty of natural light from one large windows. It features neutral décor and



carpeted flooring, offering ample space for a large bed and additional bedroom furniture.

En Suite

6'2" x 6'8"

The en suite shower room off the main bedroom includes a shower cubicle, basin, and toilet, finished in neutral tones with modern tiling.

Office / Bedroom Four

16'7" x 9'9"

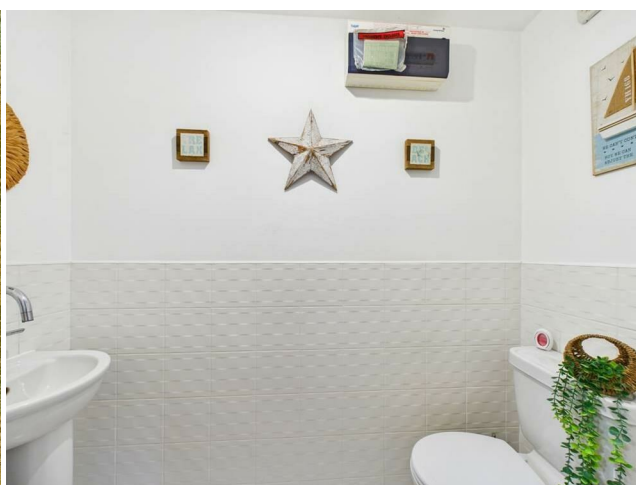
The fourth bedroom, which can also be used as an office, is a bright room with neutral décor and carpet flooring. It benefits from a large window providing views over the surrounding area, making it an ideal space for working from home or as a guest room.

Rear Garden

The rear garden features a wooden decked terrace ideal for outdoor seating and dining, shaded by a canopy. Beyond the deck lies a lawn bordered by fencing and planters, creating a private and pleasant outdoor space.

Front Exterior

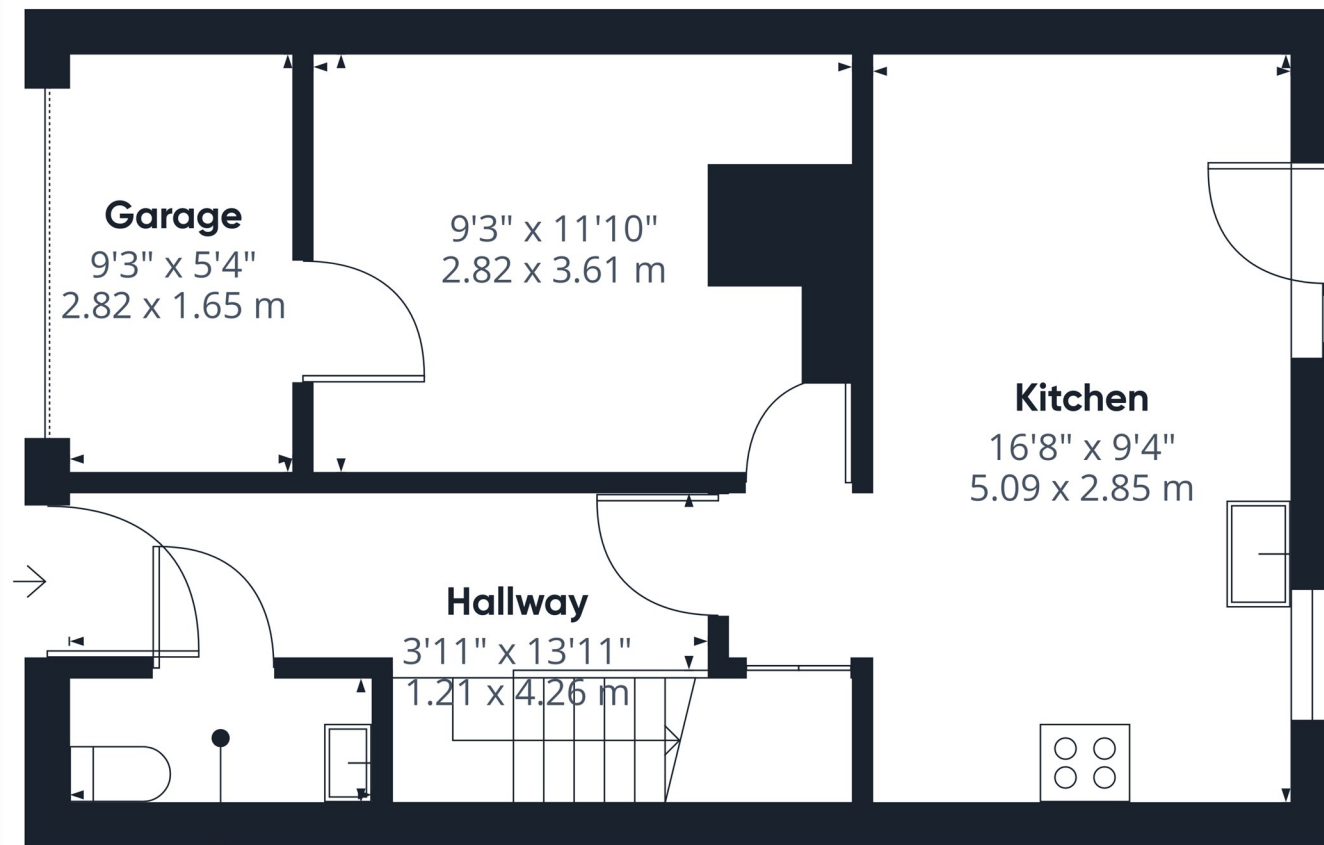
The front exterior of the property is a modern townhouse façade with a brick finish. There is a driveway leading to an integral garage store and easy access to the front door.





4 Keswick View, Ackworth, Pontefract, WF7 7BT





Approximate total area⁽¹⁾
433 ft²
40.3 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 

DIRECTIONS

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