



3 Bed  
House - Detached  
located in  
Pontefract

Offers Over £350,000



Hardakers Lane  
Ackworth  
Pontefract  
WF7 7JY

#### Rear Entrance Porch

6'3" x 4'3"

UPVC half double glazed door, laminate flooring and UPVC double glazed windows to the front and side aspect. With access to kitchen.

#### Kitchen

8'6" x 8'9"

A modern range of pale grey high gloss handleless wall and base units with tiled splashback and complimentary wood effect work tops. Integrated appliances include an oven, microwave, four ring gas hob with extractor hood over. With a breakfast bar, one and a half bowl sink with drainer and chrome tap. Laminate flooring. UPVC double glazed window looking to the rear of the garden. Central heated radiator. Access to dining room, living room and utility room.

#### Utility Room

8'2" x 5'11"

With pale grey high gloss handleless base units with wood effect work tops with tiled splashback, plumbing for an automatic washing machine and space for a tumble dryer and fridge/freezer. One and a half bowl sink with drainer and stainless steel tap. Laminate flooring. UPVC double glazed window looking out to the side elevation.

#### Living Room

15'7" x 15'11"

With a living flame electric fire, solid wood flooring, central heating radiator and UPVC double glazed window looking out to the front aspect. Access to the office/snug and downstairs W/C.

#### Office

8' x 8'8"

With tiled flooring, a central heating radiator and a part glazed UPVC door with side panel giving access to the front garden. UPVC double glazed window to the front aspect. Access to the downstairs W/C.

#### W/C

4'3" x 2'11"

A two piece suite comprising of a low level flush w/c and wash hand basin with chrome mixer tap set in a vanity unit . Frosted UPVC double glazed window to the front aspect.

#### Dining Room

8'2" x 16'2"

With tiled flooring, a central heating radiator and French doors leading to the rear decking area.

#### Landing

5'8" x 10'11"

Access to all three bedrooms and the main bathroom. Carpeted throughout.





**Bedroom One**  
12'2" x 11'10"

With a feature recess with spotlights above, built in double wardrobes with sliding doors and a central heating radiator. Access to the en-suite. UPVC double glazed window looking to the front aspect. Carpeted throughout.

**En Suite**  
4'11" x 4'11"

A three piece white suite comprising of corner shower cubicle with mains fed shower and full height wall tiling. Wash hand basin with chrome mixer tap set in a vanity unit and low flush W/C. Laminate flooring, central heating radiator and UPVC double glazed frosted window to the front aspect.

**Bedroom Two**  
13'9" x 10'2"

With a range of full height fitted wardrobes running the full length of one wall. Carpeted throughout. Central heating radiator and two UPVC double glazed windows to the rear aspect.

**Bedroom Three**  
6'7" x 21'1"

With an extensive range of fitted furniture including dressing table with drawers and wardrobes Carpeted throughout, central heating radiator and UPVC double glazed window to the front aspect.



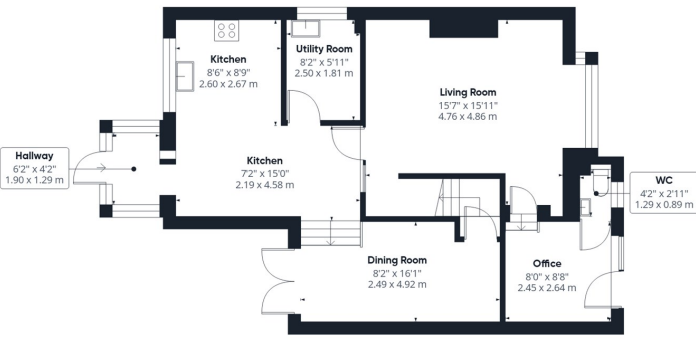
**Bathroom**  
10' x 6'11"

A modern white four piece suite comprising of panel bath with chrome mixer tap, corner shower cubicle with mains fed chrome rainfall head and hand held shower head and PVC wall panel. Low flush W/C, wash hand basin with chrome mixer tap and storage below and above. Extractor fan. Laminate flooring. Central heated towel rail. UPVC opaque double glazed window to the side aspect.

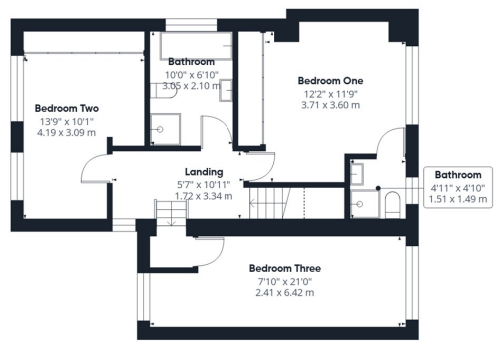


**Garage**  
17' x 8'5"

Detached garage with up and over door.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
 1528 ft<sup>2</sup>  
 142 m<sup>2</sup>

(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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		80
(39-54)	E	64	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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