



4 Bed  
House - Detached  
located in  
Pontefract

£425,000



Chiltern Drive  
Ackworth  
Pontefract  
WF7 7DW

**\*\*NEW\*\*DRIVEWAY AND GARAGE PARKING\*\*LARGE GARDEN\*\*VILLAGE LOCATION\*\*NEARBY LOCAL AMENITIES\*\***

#### Lead In

Situated on one of Ackworth's most sought-after residential streets, this spacious four-bedroom detached family home occupies a generous plot with beautifully maintained front and rear gardens, offering excellent potential for its next owners.

The desirable village of Ackworth provides a wealth of local amenities including shops, traditional pubs, scenic countryside walks and highly regarded schools, including the renowned Ackworth School, making this an ideal location for families.

The property benefits from a driveway and integral garage, together with spacious and versatile accommodation throughout. The ground floor briefly comprises a welcoming entrance hall, downstairs WC, generous lounge diner, fitted kitchen and a separate conservatory overlooking the attractive rear garden. The well-proportioned reception spaces provide excellent flexibility for modern family living and entertaining.

To the first floor are four good-sized bedrooms and a family bathroom, with each room offering ample space for growing families. The home has been well cared for and offers a fantastic opportunity for buyers looking to personalise and enhance a property in a highly desirable location.

Externally, the standout feature is undoubtedly the impressive gardens, providing a wonderful setting for outdoor enjoyment, family activities and gardening enthusiasts alike. The generous plot further enhances the property's appeal and contributes to the strong demand for homes in this area.

Offering space, potential and a prime village location, this attractive detached home is expected to appeal to a wide range of buyers, particularly families seeking a long-term home in the heart of Ackworth. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.

Entrance Porch  
4'5" x 9'3"

Tiled effect flooring. UPVC double glazed windows to the front elevation.

Hallway  
12'11" x 12'2"

Access to the living room, kitchen, WC, garage and stairs leading to the first floor. Wood effect flooring. Central heated radiator.

Living Room Diner  
13'7" x 10'11"

Double glazed aluminium patio doors leading to the conservatory. Feature fire with hearth and surround. Wood flooring throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Conservatory  
9'12" x 14'8"

Wood effect flooring. UPVC double glazed French door leading to the rear garden. UPVC double glazed windows to the rear elevation.

Kitchen  
8'11" x 11'5"

A modern range of high and low level kitchen base units. Sink with drainer and chrome mixer tap. Space for fridge/freezer and oven. Tiled effect flooring. UPVC French door leading to the rear garden. UPVC double glazed window to the rear elevation.

WC  
2'7" x 5'4"

WC with low level flush. Wash hand basin with chrome taps. Wood effect flooring. UPVC double glazed frosted window to the side aspect.

Landing  
11'7" x 6'1"

Access to all four bedrooms and the house bathroom. Carpeted throughout. UPVC double glazed window to the front elevation.

Bedroom One  
11'9" x 14'2"

Fitted wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two  
10'7" x 10'8"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

Bedroom Three  
11'9" x 8'7"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Four  
10'5" x 8'8"

Built in wardrobe. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.





**Bathroom**  
7'3" x 7'8"

White suite comprising of panel bath with chrome taps and mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Shower cubicle with shower. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

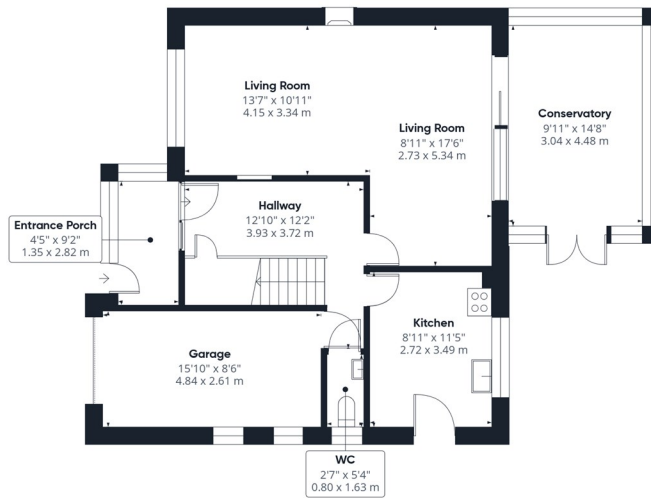
**External**

The property is approached via a generous driveway providing ample off-road parking for multiple vehicles and access to the integral garage. A neatly maintained front lawn is bordered by mature shrubs and established planting, creating an attractive first impression.

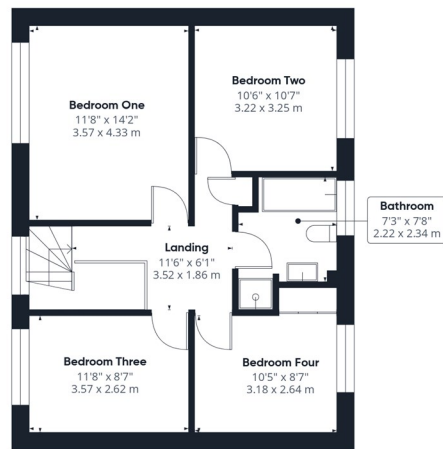
To the rear, the property enjoys a substantial and beautifully maintained enclosed garden, ideal for family living and outdoor entertaining. A large paved patio extends directly from the house, providing an excellent seating and dining area, while the expansive lawn is surrounded by mature trees, shrubs and established borders. The garden offers a high degree of privacy and includes a variety of landscaped areas, creating an attractive and versatile outdoor space suitable for all ages. Side access and additional hardstanding areas further enhance the practicality of this impressive rear garden.

These particulars are prepared in good faith and in accordance with current consumer protection legislation, using information provided by the vendor. Whilst we take reasonable steps to ensure that the details are accurate and not misleading, we have not independently verified all information and cannot guarantee its completeness or accuracy. The particulars are intended as a general guide only and do not constitute part of an offer or contract. All descriptions, measurements, references to condition, services, tenure, planning matters, and other material information should be independently verified by prospective purchasers through inspection, survey, and appropriate professional enquiries.





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
 1486 ft<sup>2</sup>  
 138.1 m<sup>2</sup>

(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.

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