3 Bed House - Semi-Detached located in Pontefract

Guide Price £290,000

LOGIC REAL ESTATE

Station Road
Ackworth
Pontefract
WF7 7HL

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Lead In
A stunning extended family home in a highly sought-after location! Situated on the popular Station Road in Ackworth, this impressive three-bedroom semi-detached property has been thoughtfully extended to the rear and upgraded to an extremely high standard throughout.

From the moment you step inside, it is clear this is a home that has been carefully designed with modern family living in mind. The property combines stylish contemporary décor and quality fixtures and fittings with spacious and versatile accommodation.

One of the standout features is the impressive open plan kitchen diner, creating a wonderful social space for everyday family life and entertaining. The kitchen is modern and well appointed, while the lantern-style roof floods the room with natural light and gives the extension a real wow factor.

The property also benefits from two separate reception rooms, providing excellent flexibility for families, home working or simply having additional living space.

To the first floor are three good-sized bedrooms and a modern shower room, offering practical accommodation for a wide range of buyers.

Externally, there is ample off-road parking to the front, while to the rear is a fantastic sunny garden, providing an excellent space for children, entertaining and outdoor relaxation. The property also benefits from a separate garage with an electric door.

The location is another major attraction. Station Road is ideally positioned for access to excellent local schools, shops and amenities, with Ackworth School nearby, alongside excellent commuter links for those travelling further afield.

This fantastic home would suit a wide range of buyers, including growing families, downsizers and first-time buyers, offering the perfect combination of modern accommodation, outdoor space and a highly desirable location.

Properties of this calibre in Ackworth are always in demand, and we anticipate a high level of interest. An early internal viewing is therefore strongly recommended to fully appreciate everything this exceptional home has to offer.

Call now to arrange your viewing!

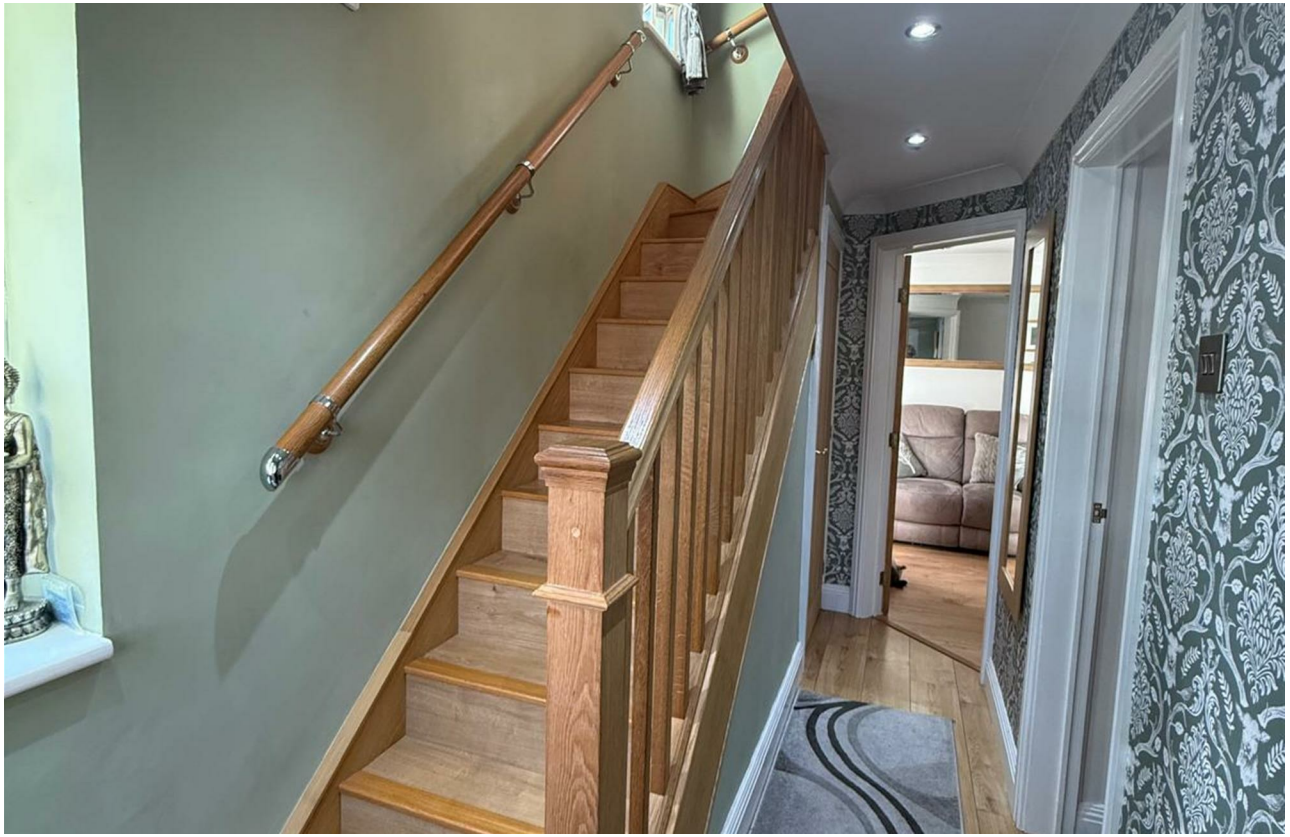
Entrance Hall
2'9" x 12'10"
Access to the living room, lounge and the stairs leading to the first floor. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Living Room
10'3" x 10'11"
Feature fire with hearth and surround. Carpeted throughout. UPVC double glazed bay window to the front elevation.

Lounge
16' x 12'8"
Access to the kitchen. Wood effect flooring. Central heated radiator. UPVC double glazed window to the side elevation.

Kitchen Diner
14'12" x 12'2"
A modern range of high and low level kitchen units with integrated appliances including fridge freezer, wine fridge, microwave, oven, hob and extractor hood. Plumbing for dishwasher. One and half bowl sink with drainer and mixer tap. Access to utility room. UPVC double glazed French doors leading to the rear garden. Wood effect flooring. Central heated radiators. Lantern window. UPVC double glazed window to the side elevation.

Utility Room
7'5" x 3'3"
Access to the shower room. Plumbing for washing machine. High and low level kitchen units. Tiled effect flooring.



Shower Room
7'5" x 7'4"
White suite comprising of shower cubicle with mains feed shower. WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled flooring. Central heated radiator. UPVC double glazed frosted windows to the rear and side aspects.

Landing
2'11" x 6'8"
Access to all three bedrooms, the house shower room and the fully boarded loft. Wood effect flooring. UPVC double glazed frosted window to the side aspect.

Bedroom One
9'10" x 11'10"
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

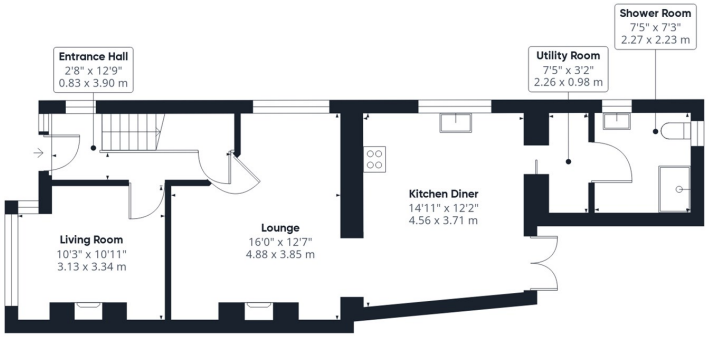
Bedroom Two
9'8" x 12'3"
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Three
6'2" x 7'10"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

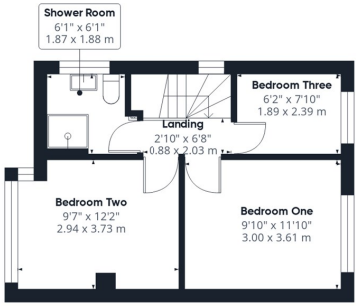
Shower Room
6'2" x 6'2"
White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome mixer tap set in a vanity unit with storage units. WC with low level flush. Full height wall tiling. Tiled flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the side aspect.

External
To the front, the property benefits from a generous block-paved double driveway, providing ample off-road parking and creating an attractive approach to the home. A pathway leads to the main entrance, with gated access continuing down the side of the property towards the rear garden and separate garage.

To the rear is a generous and well-maintained enclosed garden, designed with both entertaining and practicality in mind. Predominantly block paved for ease of maintenance, the garden offers multiple seating areas, including a covered entertaining space, ideal for outdoor dining and relaxation. Decorative fencing provides a good degree of privacy, while further benefits include a separate garage and greenhouse.



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1113 ft²

103.5 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.

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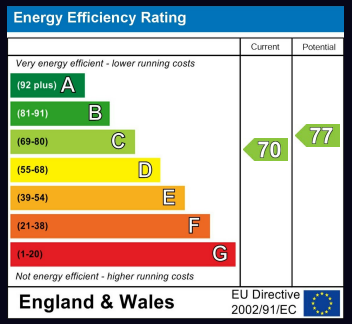

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