



BOULTONS

PREMIER YORKSHIRE HOMES

INGLEDENE

WAKEFIELD ROAD • ACKWORTH

Offers over

£379,950

*** CHARMING 4 BED PERIOD PROPERTY ***

Arranged over 3 floors.

Situated within one of the leading districts, conveniently placed for REPUTABLE SCHOOLING, local amenities and MOTORWAY COMMUTING NETWORK. This PRISTINE DETACHED RESIDENCE boasts LANDSCAPED GARDENS, DRIVEWAY, DOUBLE GARAGE and a wealth of PERIOD FEATURES subtly blended with today's contemporary finish. Only upon internal inspection will the true ambiance created here be realised. Briefly comprising:- entrance hall, sitting room, dining kitchen, 4 beds, (TWO WITH ENSUITE) and family bathroom. This property has an interesting history renovated by the current owners. Must be viewed.....

ACCOMODATION

GROUND FLOOR

HALLWAY

4'1 x 3'2 (1.24m x 0.97m)

A light, airy and most welcoming area with staircase providing access to the first floor and radiator.

SITTING ROOM

14'5 x 14'0 (4.39m x 4.27m)

The principal reception room is positioned at the front of the house, has a focal point fireplace, a large window to the front and a further additional window at the side. This room also features superb double glass doors leading to the inner hallway a radiator.

INNER HALLWAY

A hallway extends through the centre of the property and has feature glass doorway wooden floor and a radiator.

LIVING ROOM

16'4 x 15'0 (4.98m x 4.57m)

A beautiful reception room positioned to the front of the property with natural light from large window and a radiator.

KITCHEN

11'7 x 11'5 (3.53m x 3.48m)

A stylish hub to the home, comprising a range of wall and base

cabinets with under lights and contemporary work surfaces with integrated unit and mixer tap. There is a Range style cooker set together with curved glass extractor hood and a large fridge freezer. Finished with gloss tile flooring and three double glazed windows.

BATHROOM

6'0 x 2'0 (1.83m x 0.61m)

A spacious family bathroom fitted with a 4 piece suite comprising panelled bath, low flush wc, double hand wash basin on a vanity storage unit. Finished in granite floor tiles and ladder radiator.

CLOAKROOM

6'6 x 6'4 (1.98m x 1.93m)

With additional cloaks storage and external door leading to the rear garden.

LOWER GROUND FLOOR

BEDROOM 4 / GAMES ROOM

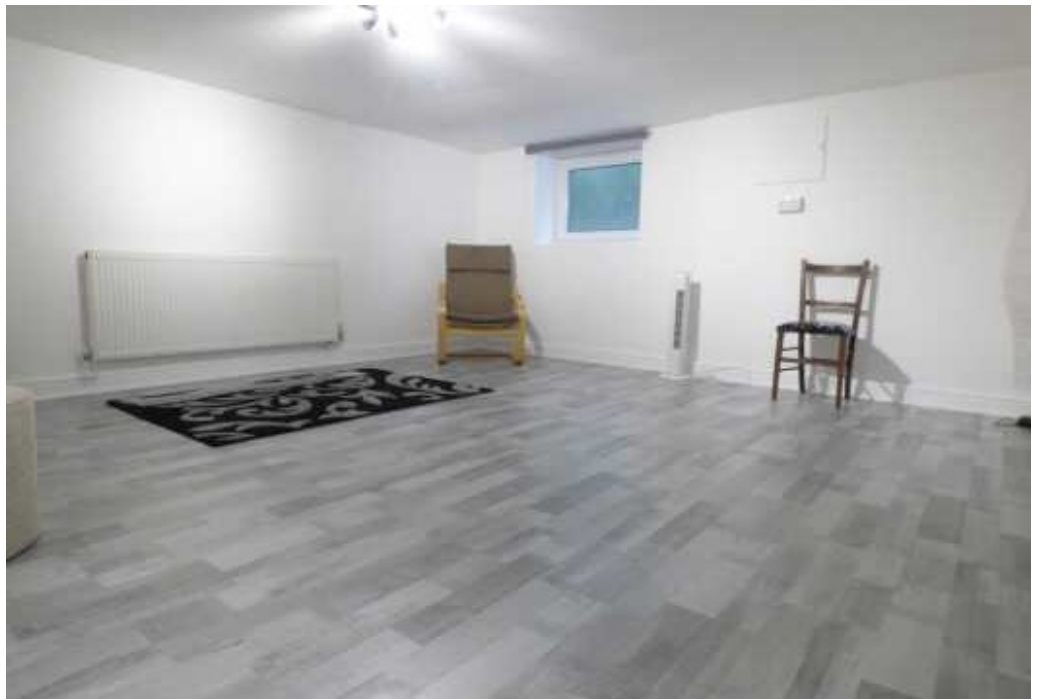
15'1 14'2 (4.60m 4.32m)

This room would make an ideal cinema room or gym, has a small window to the side elevation and a radiator.

FIRST FLOOR

MASTER BEDROOM

14'7 x 10'5 (4.45m x 3.18m)



A most spacious principal bedroom with 2 windows to the front elevation, having an en-suite shower room, and a built-in storage cupboard.

EN SUITE

9'8 x 4'1 (2.95m x 1.24m)

Equipped with a modern white suite comprising wash hand basin, low level wc, glass partition screen housing the double shower. The room also has a stainless steel heated towel ladder radiator.

BEDROOM 2

10'5 x 9'9 (3.18m x 2.97m)

The second double bedroom is also of generous proportions and has a window to the rear elevation with lovely views over the garden and a radiator.

WASH ROOM

5'1 x 4'3 (1.55m x 1.30m)

Housing a modern 2 piece white suite comprising basin style hand wash unit and a low level wc plus radiator.

BEDROOM 3

14'1 x 9'0 (4.29m x 2.74m)

Overlooking the front area, this is another generous double bedroom having 2 windows to the front and a radiator.

OUTSIDE

A set of double gates give access to a shaped driveway providing a lead way to the detached double garage. The property is fronted to the main Wakefield Road, and there is also additional parking to the side of the property suitable for two vehicles. A gated pathway to the rear of the house gives access to the landscaped parkland style garden which consists of a two lawn areas, a raised decking patio area and a wooden outbuilding.

DOUBLE GARAGE

A generously proportioned garage with double glazed window, light and power.

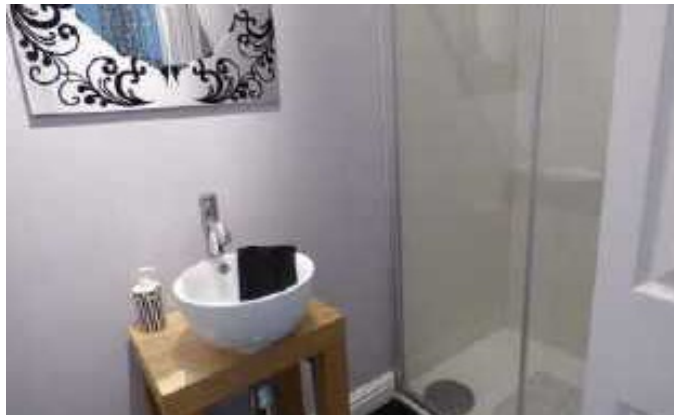
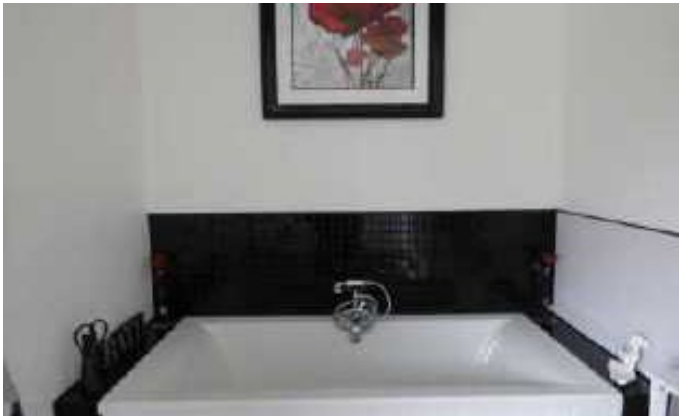
COUNCIL TAX BAND D

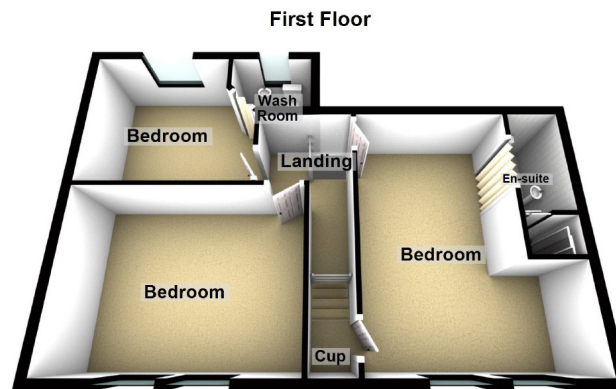
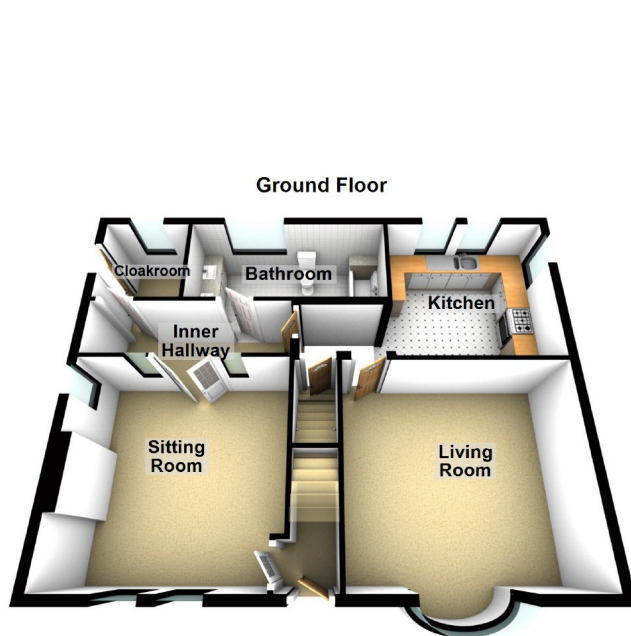
TENURE

We've been informed by the sellers that the property is Freehold. Details will be confirmed during the conveyancing process.

DIRECTIONS

From our office on Cornmarket, Pontefract, WF8 1BJ, head west on Cornmarket towards Sessions House Yard then turn left onto Front St/A639. Continue to follow A639 for 0.2 mi and at the roundabout, take the 2nd exit onto Wakefield Rd/A639/A645 and at the roundabout, take the 1st exit onto Mill Hill Rd/A639. Continue to follow A639 and then turn





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			80
(39-54) E	52		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE
Plan produced using PlanUp.

Regulated by



BOULTONS

PREMIER YORKSHIRE HOMES

18 Cornmarket, Pontefract, WF8 1BJ
01977 781270

pontefract@boultonsestateagents.co.uk • www.boultonsestateagents.co.uk