



THE LOCATION

Ackworth is a village and civil parish in the metropolitan borough of Wakefield, West Yorkshire, England, situated between Pontefract, Barnsley and Doncaster on the small River Went. The village is set aside two main roads, the A638 from Wakefield to Doncaster and the A628 from Barnsley to Pontefract. Ackworth is home to a number of schools including three primary schools and a variety of local amenities.

THE PROPERTY

A three bedroom detached bungalow situated within one of the leading historical districts, conveniently placed for local amenities, well regarded schools and motorway commuting network. The property offers spacious and well appointed accommodation with tidy gardens to two sides.

The accommodation comprises entrance hall, kitchen, sitting room, dining room, office, three bedrooms and a bathroom. Outside offers a wealth of opportunity for adding that personal touch to the gardens. There is a good sized driveway offering ample parking leading to the detached garage.



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Fitted cloaks cupboard, central heating boiler, radiator, power points, ceiling coving.

KITCHEN 11'11" X 13'0" (3.62M X 3.97M)

Fitted cupboards and drawers to one wall, stainless steel sink unit, part tiled walls, two radiator, power points.

REAR ENTRANCE HALL

Fitted cupboard, power points.

SITTING ROOM 15'0" X 6'7" (4.58M X 2.00M)

French doors to rear garden, two double radiators, power points.

OFFICE 8'9" X 8'5" (2.67M X 2.56M)

Radiator, power points.

DINING ROOM 15'9" X 10'11" (4.80M X 3.32M)

Tiled fireplace and hearth with open grate, double radiator, power points.

BEDROOM ONE 14'1" X 10'11" (4.28M X 3.32M)

Radiator, power points.

BEDROOM TWO 10'9" X 12'11" (3.28M X 3.93M)

Fitted wardrobes with matching units, radiator, power points.

BEDROOM THREE 7'11" X 10'11" (2.41M X 3.32M)

Radiator, power points.

BATHROOM

White suite comprising panelled bath, pedestal wash hand basin, low flush WC, heated towel rail.

OUTSIDE

The property has the benefit of a tarmac drive with front parking area and lawns to the side and rear.

GARAGE

Sliding timber doors, power and light.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains gas, water, electricity and drainage. Gas fired central heating.

LOCAL AUTHORITY

Wakefield Council BAND D.

TENURE

Freehold



VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further

information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff.

A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.





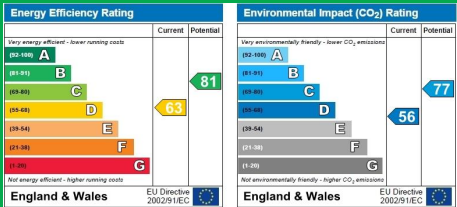
Floor Plan

This plan is for illustrative purposes only



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