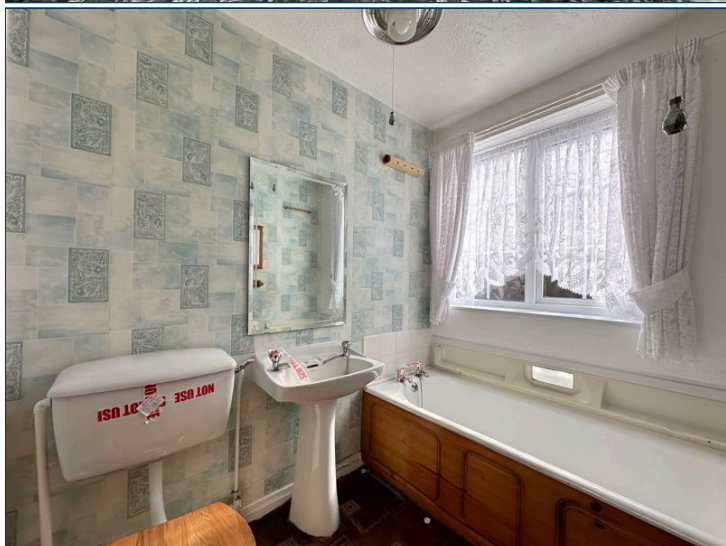


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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2 Alamo House, Pontefract, West Yorkshire WF8 1BN

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Chiltern Drive, Ackworth, WF7 7DW Two/Three Bedroom Semi-Detached, **£210,000**

No Onward Chain : In Need of Full Modernisation : Lounge Through Dining Area : Good Sized Bedrooms : Gardens to Front and Rear : Driveway and Detached Garage : Viewing Highly Recommended : Close to Local Amenities and Schools : Good Bus and Road Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this two/three bedroom, semi-detached property situated within a popular residential area of Ackworth.

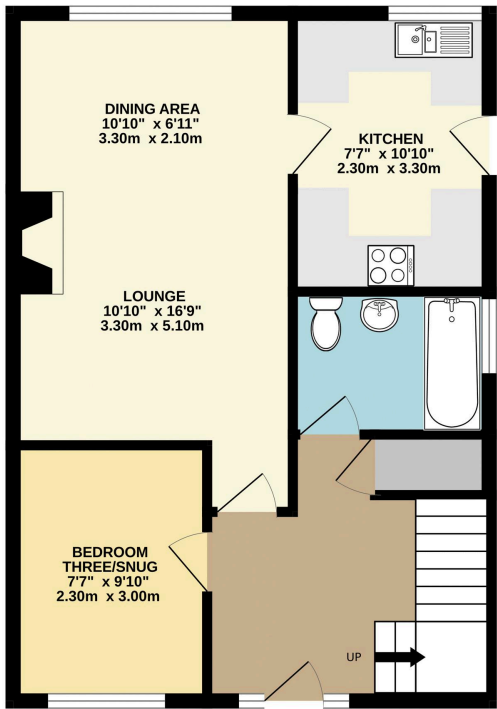
In need of some updating and ideal for a family or first time buyer, this family home is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Outlet Village all of which have a vast range of shops, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises to the ground floor; entrance hallway, good sized lounge through dining area, kitchen, bedroom three/snug and house bathroom. To the first floor; two double bedrooms.

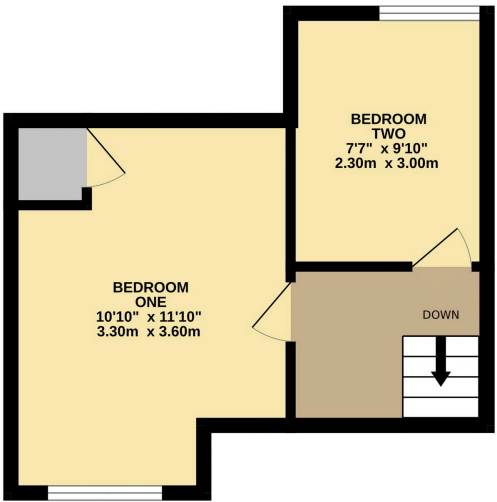
The property also benefits from having good sized gardens to the front and rear including patio/seating areas that are ideal for outside entertaining. Multiple off street parking is provided by means of a tandem driveway and detached garage. Available with no onward chain, an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Energy Performance Rating D: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

Enter through UPVC door with opaque window panel to front aspect. Gas central heated radiator. Half wall panelling and stairs leading to first floor landing. Understairs storage cupboard and doors leading into other rooms.

Bedroom Three/ Snug

9' 10" x 7' 7" (3.00m x 2.30m)

Gas central heated radiator and UPVC double glazed bow window to front aspect.

House Bathroom

5' 7" x 7' 7" (1.70m x 2.30m)

Three piece suite comprising of a low level W/C. Pedestal handwash basin with chrome taps and a tiled splashback. Tiled walls and gas central heated radiator. UPVC double glazed opaque window to side aspect.

Lounge/ Dining Area

16' 9" x 10' 10" (7.2m x 3.30m)

Gas central heated radiator and feature gas fireplace with a tiled back and hearth. Gas central heated radiator and UPVC double glazed bow window to rear aspect. Door through to kitchen.

Kitchen

10' 10" x 7' 7" (3.30m x 2.30m)

Matching high and low level storage units with square edged work surfaces over. Tiled walls throughout and inset stainless steel one and a half sink with draining board and chrome mixer tap. Integrated four ring electric hob with extractor fan over. Integrated oven and space/plumbing for washing machine. UPVC double glazed window to rear aspect and UPVC door to side aspect.

First Floor Landing

Doors leading into other rooms.

Bedroom One

11' 10" x 10' 10" (3.60m x 3.30m)

Gas central heated radiator and UPVC double glazed window to front aspect. Built in storage cupboard.

Bedroom Two

9' 10" x 7' 7" (3.00m x 2.30m)

Gas central heated radiator and UPVC double glazed window to rear aspect.

Outside

Front of the property is a stone/pebbled area with bushes and shrubs to borders. Brick walling and timber fencing to boundaries. Block paved walkway leading to front door. Rear garden accessed via side of property and being mainly laid to lawn with bushes and shrubs to borders. Stone patio area with a timber shed for storage. Greenhouse and two brick outbuildings for storage. Timber fencing to boundaries. Large tandem block paved driveway providing multiple off street vehicle parking and entered through double wrought iron gates leading to detached garage with an up and over door.

Property Particulars D1