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The Rowans Ackton Lane, Ackton, Pontefract, WF7 6HP

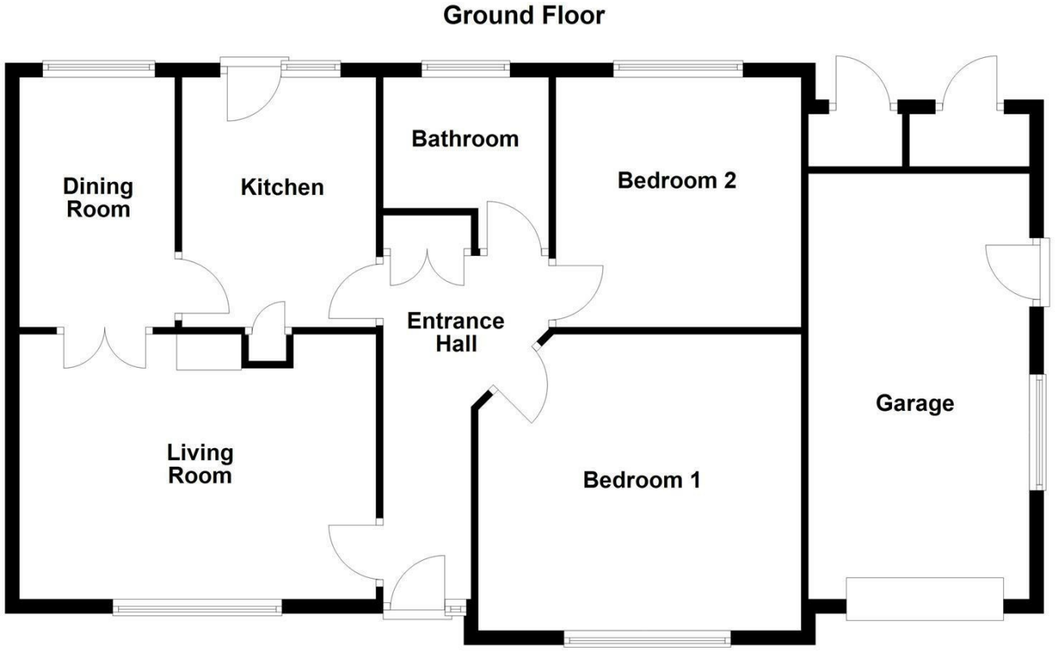
For Sale Freehold £325,000

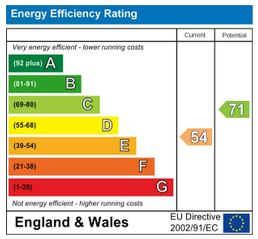
Situated in Ackton is this deceptively spacious two bedroom detached true bungalow. Offering well proportioned accommodation throughout, the property boasts ample reception space, and attractive front and rear gardens. With plentiful off road parking and pleasant rural views to the rear, this delightful home is one not to be missed.

In brief, the accommodation comprises an entrance hall with loft access and a fitted storage cupboard, together with doors leading to the living room, kitchen, bedroom one, bedroom two, and the house bathroom. The living room opens through to the dining room, which in turn provides access to the kitchen, while the kitchen also offers access out to the rear of the property. To the front, the property enjoys a lawned garden with planted beds containing a variety of mature trees, shrubs, and flowers. Timber fencing encloses one side, with boundary walls to the other side and front. A set of wrought iron double gates provides access to a concrete driveway leading to the single attached garage, which benefits from an up-and-over door, power, lighting, and a separate side access door, as well as the main entrance to the bungalow. The rear garden is also generously proportioned and mainly laid to lawn, featuring planted beds with mature shrubs and flowers. There is a garden shed and greenhouse, along with a paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and enjoys open views to the rear, with access to two useful brick-built outbuildings.

The property is ideally located within the bounds of both Ackton and North Featherstone, making it perfect for those seeking a semi rural setting while remaining within easy reach of local amenities. A wide range of shops, schools, and public houses can be found in nearby towns including Featherstone, Pontefract, and Normanton. Local bus routes run close by, while train stations in Featherstone, Normanton, and Pontefract provide convenient links to major cities such as Leeds and Sheffield. The M62 motorway network is also just a short drive away, offering excellent connectivity for those travelling further afield.

Only a full internal inspection will truly reveal the space and potential this fantastic bungalow has to offer, and early viewing is highly recommended to avoid disappointment.





IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

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Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

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

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If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

GARAGE
19'6" x 10'2" (5.96m x 3.10m)
Manual up-and-over door, with power and lighting. Frosted single-glazed window to the side and a separate side access door.

ENTRANCE HALL
Frosted UPVC double glazed entrance door, coving to the ceiling, loft access, fitted storage cupboards, and a central heating radiator. Doors leading to the living room, kitchen, bedroom one, bedroom two, and the bathroom.

LIVING ROOM
12'2" x 16'4" (max) x 10'7" (min) (3.71m x 5.0m (max) x 3.25m (min))
UPVC double glazed window to the front, coving to the ceiling and ceiling rose, set of double doors leading to the dining room, central heating radiator, and a gas fireplace with marble hearth and surround with a wooden mantel.



DINING ROOM
7'1" x 11'5" (2.16m x 3.50m)
Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear, and door through to the kitchen.



KITCHEN
11'5" x 8'11" (3.50m x 2.73m)
Access to a storage cupboard and door leading back to the entrance hall. Frosted UPVC double glazed door to the rear garden and a UPVC double glazed window to the rear. Fitted with a range of wall and base units with work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring electric hob with extractor hood over, integrated double oven, and space for an under-counter fridge/freezer.

BEDROOM ONE
14'5" x 13'7" (max) x 11'9" (min) (4.40m x 4.16m (max) x 3.60m (min))
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, and a range of fitted wardrobes and storage units incorporating a vanity unit.



BEDROOM TWO
11'3" x 11'9" (3.45m x 3.60m)
UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, and a range of fitted wardrobes with a vanity unit.



BATHROOM
7'10" x 7'7" (max) x 6'4" (min) (2.40m x 2.32m (max) x 1.95m (min))
Frosted UPVC double glazed window to the rear, central heating radiator, low flush WC, pedestal wash basin, and a panelled bath with mixer tap and mains-fed shower attachment with glass shower screen. Finished with full tiling.



OUTSIDE
To the front of the property is a generous plot with lawned areas and planted beds featuring mature trees, shrubs, and flowers. Timber fencing borders one side with hedging to the other and front boundaries. A set of iron double gates provides access to a concrete driveway, leading to both the front entrance and the attached single garage with an up-and-over door. The rear garden is also generously proportioned and mainly laid to lawn with planted beds containing mature shrubs and flowers, along with a pond water feature. There is a greenhouses and garden shed which are included in the sale, as well as a paved seating area ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it ideal for both pets and children, and benefits from rural views to the rear.



COUNCIL TAX BAND
The council tax band for this property is D.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.