Richard Kendall
Lettings







RENT £3,000 Per Month DEPOSIT £3,461

Willow House, 87D Pontefract Road, Ackworth, Pontefract, WF7 7EF

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ACCOMMODATION

A truly exceptional detached family residence, finished to an outstanding standard and offering beautifully proportioned accommodation in the heart of this highly sought-after village. Set within stunning grounds, the property enjoys a beautifully sheltered garden designed for outdoor entertaining, together with expansive grass paddocks extending to approximately 1.3 acres in total.

This impressive modern stone built home is entered via a striking central reception hall with a magnificent galleried landing, immediately setting the tone for the quality and elegance found throughout. The sumptuous living room is luxuriously appointed, featuring an impressive media wall incorporating a contemporary living flame fireplace. At the heart of the home lies a breath taking family kitchen, fitted to an exceptional specification with stylish cabinetry, premium finishes and a central island seamlessly connected to an adjoining dining bar. This wonderful open plan space flows effortlessly into a cosy snug and a superb family room, enhanced by a stunning lantern roof and expansive bi-folding doors that frame views across the entertaining terrace. The ground floor is further complemented by a spacious boot room, guest cloakroom and integral garage, perfectly suited to modern family life.

To the first floor, the elegant galleried landing leads to a luxurious principal bedroom suite complete with an extensive range of fitted furniture and a beautifully appointed en suite shower room. Two further generous double bedrooms share a stylish shower room, whilst the fourth double bedroom is served by a contemporary family bathroom fitted with a high-quality four piece suite.

Externally, a substantial block paved driveway provides ample parking and access to the integral garage. To the rear, the principal gardens have been thoughtfully landscaped to create a superb lifestyle setting, with a generous paved terrace ideal for entertaining, a further sheltered patio area, and an excellent lawned paddock framed by mature established borders. Beyond the lawned paddock, a gate opens into expansive grass paddocks, creating a rare and enviable addition to this already remarkable home.

Perfectly positioned within a charming courtyard setting in the centre of this desirable village, the property is ideally placed for local shops, highly regarded schools and recreational amenities. A wider range of facilities can be found in nearby Pontefract, which offers two railway stations together with excellent access to the national motorway network.

Council Tax Band F
Deposit £3461

RECEPTION HALL

10'9" x 10'2" [3.3m x 3.1m]
A contemporary style front entrance door leads into an impressive reception hall featuring wood strip flooring, two central heating radiators, a superb galleried landing with oak and glazed balustrades rising to the first floor, and a useful understairs storage cupboard.

LIVING ROOM

22'7" x 11'5" [6.9m x 3.5m]
A superb principal reception room enjoying a window to the front with internal shutters and French doors with glazed side screens into the family room. Two central heating radiators and an impressive feature wall incorporating a media section, cupboards, display shelving and a striking living flame effect fireplace.

DINING KITCHEN

22'7" x 11'9" [6.9m x 3.6m]
A stunning open plan kitchen with window to the front and flowing seamlessly through to the adjoining snug and family room. Fitted with a high quality bespoke range of full height units with marble effect work surfaces incorporating an acrylic sink unit with Quooker instantaneous hot water tap. Space and plumbing for an American style side by side fridge freezer, built in Neff ovens and warming drawer. A large matching island unit houses a Neff induction hob with downdraft extraction, built in wine cooler and breakfast bar seating extension. Media wall with provision for a wall mounted television and concealed central heating radiator.

SNUG

10'2" x 8'6" [3.1m x 2.6m]
A lovely seating area with central heating radiator and open access leading directly into the family room.

FAMILY ROOM

32'5" x 11'9" [9.9m x 3.6m]
A spectacular and spacious living area with two sets of triple bi-folding doors opening onto a sheltered rear patio. Featuring a large lantern style roof, media wall, two concealed central heating radiators and air conditioning cassette.

BOOT ROOM

17'4" x 5'2" [5.3m x 1.6m]
With external door to the rear, connecting door to the garage, ceramic tiled flooring and central heating radiator. Fitted with a good range of open fronted storage cupboards together with space and plumbing for a washing machine and tumble dryer.

DOWNSTAIRS W.C.

5'2" x 4'11" [1.6m x 1.5m]
With window to the front and fitted to an excellent standard with a two piece cloakroom suite comprising vanity wash basin with cupboard beneath and low flush WC with concealed cistern. Central heating radiator and extractor fan.

GARAGE

22'7" x 9'6" [6.9m x 2.9m]
With up-and-over door to the front, personal door to the rear, and wall mounted Glow-worm gas fired central heating boiler with pressurised hot water cylinder.

FIRST FLOOR LANDING

A stunning galleried landing with window to the front and open void overlooking the reception hall below.

PRINCIPAL BEDROOM

16'4" x 14'1" [5.0m x 4.3m]
A luxurious principal suite with window overlooking the rear garden, central heating radiator, air conditioning cassette and a full width range of high quality fitted wardrobes with matching drawers and dressing table.

EN SUITE SHOWER ROOM

14'1" x 4'3" [4.3m x 1.3m]
With window to the front, tiled walls and floor, and fitted to an impressive standard with a large walk in shower featuring twin head shower, built in seat and glazed screen. Vanity wash basin with cupboards beneath and low flush WC with concealed cistern. Heated towel rail and extractor fan.

BEDROOM TWO

13'1" x 11'9" [4.0m x 3.6m]
With window overlooking the rear garden, fitted full height wardrobes with matching drawers, central heating radiator, provision for wall mounted television and air conditioning cassette.

EN SUITE SHOWER ROOM

10'2" x 8'6" [3.1m x 2.6m]
With window to the rear, tiled walls and floor, fitted with a high quality three piece suite comprising walk in shower with rainfall style head and glazed screen, vanity wash basin and concealed cistern WC. Chrome heated towel rail and connecting door to the walk in wardrobe area.

BEDROOM THREE

13'1" x 11'5" [4.0m x 3.5m]
With window overlooking the rear garden, double central heating radiator, full height fitted wardrobes with matching desk unit and bedside drawers, air conditioning cassette and loft access hatch.

BEDROOM FOUR

11'5" x 9'2" [max] [3.5m x 2.8m [max]]
With window to the front and central heating radiator.

BATHROOM

11'9" x 5'6" [3.6m x 1.7m]
With window to the front, tiled walls and floor, fitted with a quality four piece suite comprising double ended bath, separate large shower cubicle with glazed screen and rainfall style shower, vanity wash basin with storage beneath, and concealed cistern WC. Chrome heated towel rail and extractor fan.

OUTSIDE

The property is approached via a shared courtyard leading to a broad block paved private parking area to the front, which in turn provides access to the integral garage. Immediately to the front is a private courtyard garden with well stocked shrub borders. The rear garden has been thoughtfully and professionally landscaped with entertaining in mind. Directly to the rear of the family room is a sheltered stone paved patio with artificial lawn and decorative gravelled areas. To the south side of the property is a further sheltered patio seating area leading onto an expansive lawned paddock with substantial timber storage shed and mature shrub and hedge borders. A hand gate at the end of the lawned paddock leads onto a much larger grass paddock with established boundaries, extending to approximately 1.3 acres in total.

COUNCIL TAX BAND

The council tax band for this property is F.

FLOOR PLANS

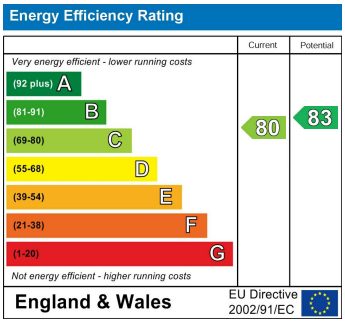
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Application and Payments

Once you have decided to apply for a Property we will give you a Pre-Application Form to be completed before passing your details over to our referencing company Goodlord. The pre-Application Terms explain in more detail the Consents requested from Applicants, Payments due from Tenants, the Process involved and the Main Points of a proposed Tenancy. You can also view our Application Terms by visiting our website.

PAYMENTS

Following the introduction of the Tenant Fees Act 2019, Landlords and Letting Agents can only require Tenants to pay "permitted payments". These payments include the rent for the property, a Tenants Deposit [held against damage or default] a Tenants Holding Deposit and specified other payments and charges. These are listed on our website noted above and are set out in more detail in our Application Terms.



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