



Langdale Drive, Ackworth Pontefract WF7 7PX

Welcome to

Langdale Drive, Ackworth Pontefract

A well presented four bedroom detached home in the sought after village of Low Ackworth, featuring a spacious through lounge, modern kitchen, separate dining room, utility room and downstairs W/C. The first floor offers four good sized bedrooms, with bedroom two benefiting from an ensuite.



Entrance Hall

With a UPVC front entrance door, storage cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, window to the rear, part tiled to walls and a gas central heating radiator.

Lounge

24' 2" x 10' 6" (7.37m x 3.20m)

With two UPVC windows to the front and rear, gas fire with surround and two gas central heating radiator.

Dining Room

8' 5" x 7' 4" (2.57m x 2.24m)

With a window to the front and a gas central heating radiator.

Kitchen

11' 2" x 11' (3.40m x 3.35m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, space for under counter fridge, gas hob, electric oven, extractor fan, a bowl and half stainless steel sink and drainer, part tiled to walls, under stairs storage cupboard, tiled flooring and a window to the rear.

Utility Room

72' x 5' 6" (21.95m x 1.68m)

With work surfaces, plumbing for washing machine, UPVC stable door to the rear, part tiled to the rear, window to the rear and a wall mounted boiler.

Landing

With a storage cupboard, gas central heating radiator and access to the loft.

Bedroom One

16' 2" x 10' 3" (4.93m x 3.12m)

With a window to the front and a gas central heating radiator.

Bedroom Two

13' 1" x 7' 2" (3.99m x 2.18m)

With a window to the rear and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, shower cubicle, gas central heating radiator and a window to the rear.

Bedroom Three

8' 2" x 8' 5" (2.49m x 2.57m)

With a window to the front, built in wardrobe and a gas central heating radiator.

Bedroom Four

8' 6" x 7' 3" (2.59m x 2.21m)

With a window to the rear and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, tiled bath, part tiled to walls, laminate flooring, gas central heating radiator and a window to the front aspect.

Front Garden

A lawned garden with brick wall boarder, large driveway leading to the detached garage.

Rear Garden

A private rear garden neatly laid to lawn and a patio seating area.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Langdale Drive, Ackworth Pontefract

- Four bedroom detached home in a sought after Low Ackworth location
- Through lounge, modern kitchen, separate dining room, utility room and downstairs W/C
- Bedroom 2 includes private ensuite facilities
- Large driveway with detached garage offering ample parking and storage
- Close to village amenities, reputable schools and excellent motorway links

Tenure: Freehold EPC Rating: C
Council Tax Band: D

£315,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119470 - 0005

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