



Langdale Drive, Ackworth, Pontefract

Self contained annexe with kitchenette and shower room | Three reception rooms | Two shower rooms | Parking for up to four vehicles | Popular location | Excellent schooling options | Garage | Loft room to annexe

4 Bedroom Detached House | Asking Price: **£339,995**

Rosedale
& Jones 

Langdale Drive, Ackworth, Pontefract

DESCRIPTION

A self contained annexe, plenty of parking and loads of potential - all in a very desirable location. Ideal for someone with an elderly family member, a teenager or a self employed business owner looking for an upgraded home office.

Key Features

- Self contained annexe with kitchenette and shower room
- Three reception rooms
- Two shower rooms
- Parking for up to four vehicles
- Popular location
- Excellent schooling options
- Garage
- Loft room to annexe



LOCATION

Ackworth is a very popular village and is considered to be extremely desirable. The village has a wonderful community feel about it and properties such as this rarely come to market. There are a number of highly rated pubs and restaurants nearby, high performing schools and good access to public transportation systems. The town also benefits from easy access to the A1 motorway, Pontefract and Wakefield.

EXTERIOR

Front

Well presented, featuring hedgerows to the boundary wall, a light grass lawn and light floral decorations. Off street parking to accommodate three vehicles on the two driveways, one of which benefits from a carport. A garage is also situated to the rear of the property and can house a fourth vehicle if needed. Security gates and CCTV.

Rear

A generous space, featuring a light grass lawn, a section of artificial grass and a stone patio area. There is a medium sized wooden Summer house which enjoys an electrical connection and there is plenty of space for a storage shed and a greenhouse if desired.

INTERIOR - Ground Floor

Entrance

Space for shoe and coat storage via the under-stairs closet. Central Heated radiator and a Double Glazed UPVC exterior door to the front aspect.

Lounge

4.91m x 3.05m

Quite a spacious room which can accommodate a selection of furniture layouts, as required. There is a 'gas' fireplace with a marble base and stone surround. Central Heated radiator, Double Glazed windows to the front aspect and interior single glazed French doors to the conservatory. The room enjoys plenty of natural light. Central Heated radiator.

Conservatory

3.56m x 2.55m

A generous room which can accommodate plenty of furniture options, as required. A Central Heated radiator and Double Glazing throughout make the room usable all year round. Double Glazed French doors lead to the rear garden and the Annexe.

Kitchen

3.38m x 2.54m

A good size, with wall tiling and a generous amount of unit space for storage. Supported appliances include: a fitted electric oven, with four gas 'ring' hobs and an extractor fan above. Space for a free-standing washing machine, a fridge freezer and a dishwasher. Other features include: a 1.5l sink and drainer, splashback tiling and a pantry. A Double Glazed UPVC exterior door and windows to the rear aspect and a Central Heated radiator.

Dining Room

2.62m x 2.27m

Large enough to accommodate a four seater dining table and chairs, alongside some additional storage furniture as required. Central Heated radiator, Double Glazed windows to the front aspect. Note: A stud wall separates the kitchen and dining room. The space could easily be opened up if preferred.

ANNEXE

2.53m x 2.38m + 5.01m x 2.53m

The annexe is a self-contained space with its own electrical and central heating system. The space consists of a bedroom/study, a kitchenette and a shower room. Double Glazed windows to the front and rear aspects. An additional feature is a loft room with a pull down ladder which features lighting, an electrical supply and two Double Glazed Velux windows. A very secure and versatile space. Ideal for an older member of the family or a teenager. Also ideal to use as a home office or place of business with an alarm system, security gates, CCTV.

INTERIOR - First Floor

Landing

Spacious, with loft access and a storage cupboard. Double Glazed windows to the rear elevation.

Bedroom One

4.91m x 3.11m

Large enough for a King-size bed and some associated furniture, as preferred. The room also features wall-length fitted wardrobes. A Central Heated radiator. Double Glazed windows to the front and rear elevations.

Bedroom Two

2.61m x 2.45m

Just about large enough for a double or three-quarter bed and some associated furniture. Currently used as a single bedroom. Central Heated radiator and Double Glazed windows to the front elevation.

Shower room

Tiled walls, a wash basin with storage units underneath, a w/c and a corner shower cubicle with sliding glass doors. A Central Heated radiator and 'frosted' Double Glazed windows to the front elevation

Bedroom Three

2.56m x 2.26m

Just about large enough for a double or three-quarter bed and some associated furniture. Currently used as a single bedroom. Central Heated radiator and Double Glazed windows to the rear elevation.

Unique Reference Number

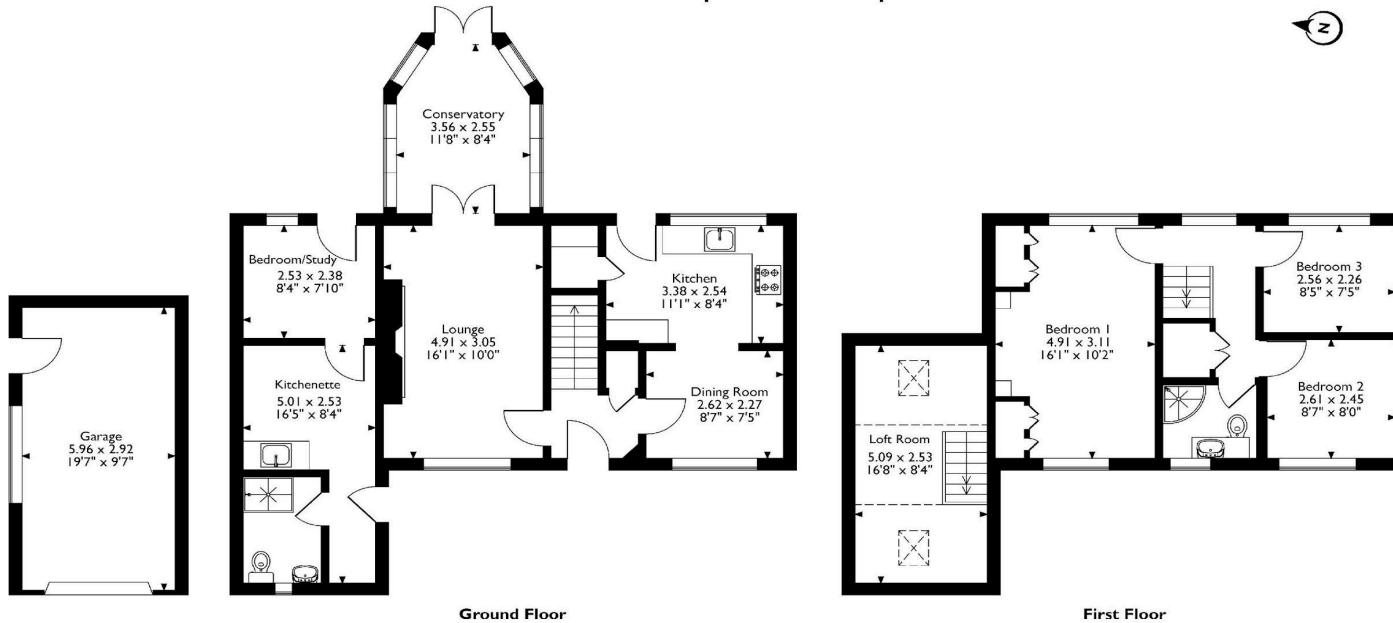
LCLG

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.



Langdale Drive, Ackworth, Pontefract
 Approximate Gross Internal Area
 Main House = 84 Sq M/904 Sq Ft
 Garage = 23 Sq M/248 Sq Ft
 Annexe = 17 Sq M/183 Sq Ft
 Total = 124 Sq M/1335 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property
to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

01924 792796

Rosedale & Jones, The Old Caretakers House, The Oulton Institute, Oulton, Leeds, LS26 8SX

info@rosedaleandjones.co.uk