7 White Moss Close, Ackworth, Pontefract, WF7 7QT

£265,000
PROPERTY DESCRIPTION

Located in a sought-after cul-de-sac within the ever popular village of Ackworth. This superbly appointed detached home has been significantly extended at the rear and now offers three large double bedrooms (master with en-suite facilities) and a superb family shower room. The ground floor comprises a spacious hallway accessed via the enclosed porch, downstairs WC, two large reception rooms, a study and a breakfast kitchen boasting solid granite work surfaces. The rear garden is enclosed and a long driveway to the side leads to a single garage. Internal viewing is absolutely essential to appreciate both the size and the standard of the accommodation on offer.

PORCH

Enclosed porch with a double-glazed door to the front and a further double glazed door opening onto the reception hall.
RECEPTION HALL
A spacious reception hall with a spindle balustrade staircase rising to the first-floor landing. Coving to the ceiling. Wood finish flooring. Radiator.

WC
Fitted with a two-piece suite comprising of a hand wash basin and low flush WC. Wood finish flooring. Radiator.

LOUNGE
15’ 9” x 11’ 1” (4.82m x 3.40m)
A spacious lounge with a large walk in bay window enjoying an open vista down the street. Flame effect electric fire housed within a traditional painted surround with a marble effect hearth and interior. Coving. Two radiators.

STUDY
9’ 7” x 6’ 2” (2.93m x 1.88m)
Double glazed window to the side. Wood finish flooring. Radiator.

OPEN PLAN DINING/ FAMILY ROOM
16’ 7” x 10’ 0” (5.08m x 3.05m)
A well-proportioned room with double glazed French doors providing direct access to the rear garden. Coving. Wood finish flooring. Radiator.

KITCHEN/ BREAKFAST ROOM
15’ 4” x 9’ 6” (4.69m x 2.90m)
Double glazed door to the side and a double-glazed window to the rear. The kitchen boats an extensive range of fitted units, finished with solid granite work surfaces. Integrated four ring gas hob with extractor hood above and contemporary glass splash back. Built in dishwasher and electric double oven. Under counter one and a half bowl stainless steel sink. Inset spotlights and under cupboard lighting. Wood finish flooring. Radiator.

LANDING
MASTER BEDROOM
9' 6" x 9' 1" (2.92m x 2.78m) Measured to the built-in wardrobes. Quality sliding door fronted fitted wardrobes to one wall. Door to en-suite. Radiator.

EN-SUITE
Double glazed window. Fitted with a three-piece suite comprising of a wash basin and WC within a built in vanity unit and a large walk in tiled shower enclosure. Chrome heated towel radiator. Extractor fan.

BEDROOM 2
16' 11" x 9' 11" (5.18m x 3.04m)

BEDROOM 3
15' 8" x 9' 11" (4.78m x 3.04m)
Again a large double bedroom with a double-glazed window to the rear. Wood effect laminate flooring. Radiator.

FAMILY SHOWER ROOM
Recently refitted with a quality suite comprising of a Roca wash basin and concealed cistern WC housed within a modern grey high gloss vanity unit. Large walk in shower enclosure with power shower and rainwater effect head. Fully tiled walls and floor incorporating a feature marble tiled wall. Chrome heated towel radiator.

GARDENS AND PARKING
Occupying an enviable position at the head of this attractive cul-de-sac. The property enjoys a good sized enclosed garden at the rear with lawn and paved patio. The open plan front garden is well stocked and a tarmac driveway leads to a single garage. The garage has power and lighting and a rear door to the garden.

TENURE
Freehold.

COUNCIL TAX
WMDC property band D.
AGENTS NOTES
As the sellers’ agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

BOUNDARY DISCLAIMER
The boundaries and ownerships have not been checked on the Title Deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

SERVICES
Mains gas, electricity, water supply and drainage are available to the property.

FIXTURES & FITTINGS
None of the services or fittings have been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The seller does not automatically include in the sale any carpets, light fittings, floor coverings, curtains, blinds, furnishings, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

MEASUREMENTS
All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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