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10 Ackton Hall Crescent, Ackton, Pontefract, WF7 6HQ

Offers In Excess Of £160,000

Property Images

















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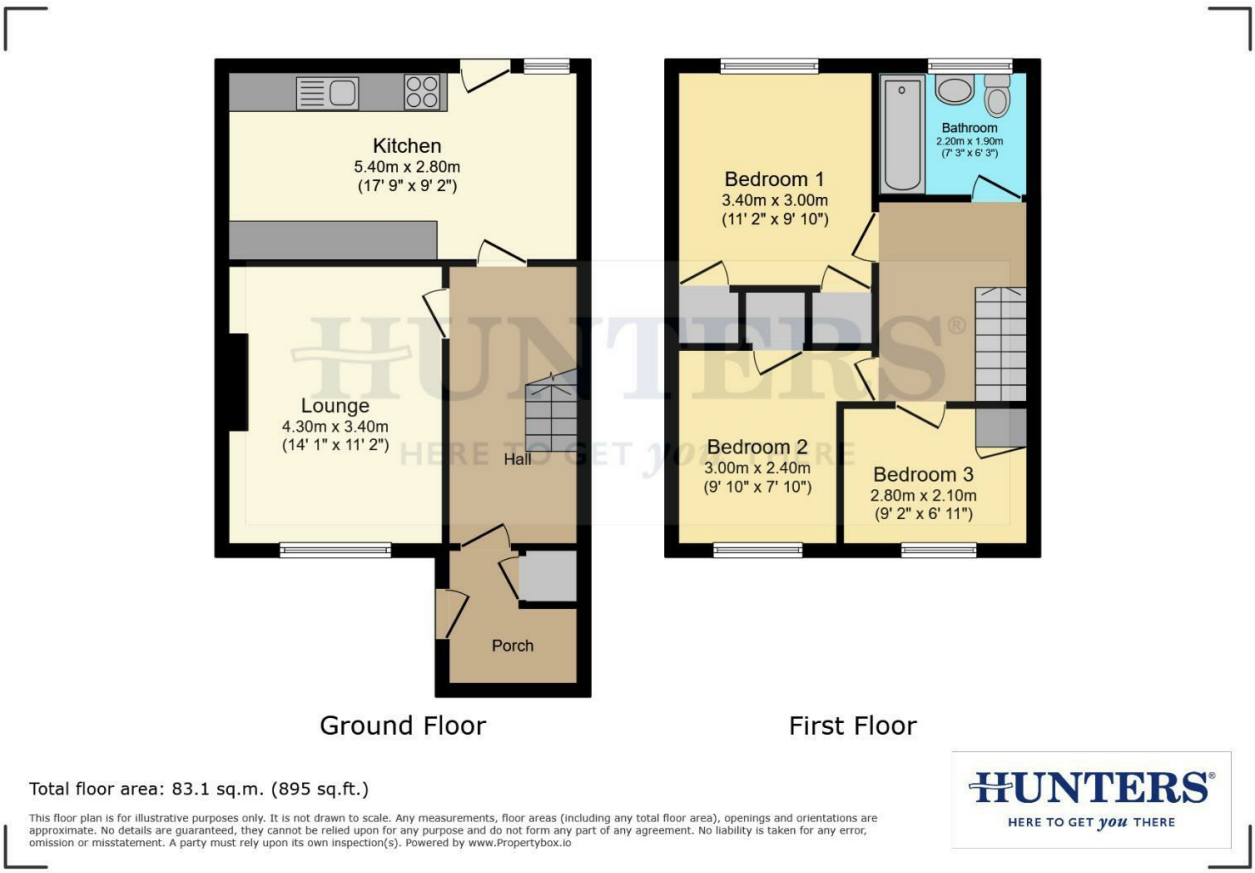








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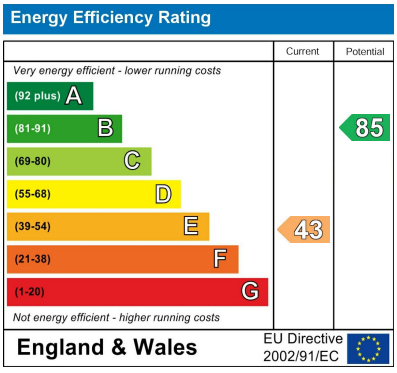


Total floor area: 83.1 sq.m. (895 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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EPC



Map



Details

Type: House - Townhouse Beds: 3 Bathrooms: 1 Receptions: 1
Tenure: Freehold

HUNTERS are delighted to introduce to the market this beautifully presented three-bedroom family home, perfectly situated in the highly sought-after semi-rural hamlet of Ackton. The property briefly comprises: an entrance porch, entrance hallway, spacious living room, open-plan kitchen and dining area, three well-proportioned bedrooms, a contemporary family bathroom, and an impressive wrap-around garden with a lawn and multiple patio zones. Viewing is essential to appreciate the space and style of property on offer.

THE SETTING:
Ackton is a peaceful, semi-rural hamlet located in the Wakefield district of West Yorkshire, situated just west of the historic market town of Pontefract and adjacent to Featherstone. This small, well-regarded pocket combines a quiet village atmosphere with excellent regional connectivity. Surrounded by open Yorkshire countryside, the area offers a relaxed lifestyle while remaining just a short drive from the comprehensive amenities, shops, and supermarkets in nearby Featherstone and Pontefract. It is ideally positioned for professionals, providing straightforward access to both the M1 and M62 motorways, making major commercial hubs like Leeds, Wakefield, and Doncaster highly accessible for daily commuting, there are also primary schools and high schools local to the area making this an excellent area for families.

THE PROPERTY:
A practical entrance porch provides storage options and a useful barrier before entering the main home. This bright additional space features double glazed windows and a secure outer door, leading directly into the main entrance hallway.
As you enter the property you're greeted with a welcoming entrance hallway featuring an open staircase with useful under-stairs storage underneath. This central space provides direct access to both the living room and the dining kitchen, creating a smooth and practical ground-floor layout. To the front of the property the living room provides ample space for furniture and large window overlooking the front garden. To the rear of the property is a bright and functional open-plan kitchen and dining area, featuring an range of white base and wall units that provide ample storage and workspace. The layout flows seamlessly into a dedicated dining zone, creating a practical hub for both everyday living and entertaining. Large rear windows flood the room with natural light and over looking the garden, effortlessly extending the living space outdoors.
The upstairs landing connects the first floor and leads to three good-sized bedrooms and the family bathroom. The space features a neutral finish and includes an open balustrade from the staircase. The bedrooms are well-proportioned and spacious, each offering ample space for furniture layouts and the fully tiled bathroom features modern floor to ceiling dove grey tiles that create a sleek, contemporary aesthetic. It is fitted with a crisp white three-piece white suite, including a bath with an overhead shower and a glass screen, complemented by a wash basin with an integrated vanity unit providing excellent storage. All of the bathroom fittings are modern chrome.

OUTSIDE SPACE:
The property sits on an impressive plot featuring a wrap-around garden that extends across the front, side, and rear. The outdoor space is beautifully designed with a generous lawn area, perfect for families and pets, alongside various patio zones positioned to capture the sun throughout the day. This versatile setup offers the ideal layout for outdoor dining, entertaining, and relaxing in privacy. The front of the property is securely fenced with a gate providing access to the driveway.

In summary this beautifully presented home offers the perfect balance of peaceful semi-rural living and modern comfort. Featuring spacious, light-filled rooms, a contemporary kitchen and bathroom, and an impressive wrap-around garden, it is ideal for growing families and professionals alike. Early viewing is highly recommended to fully appreciate everything this superb property has to offer.
Shed at the front of the property is to be removed

Features

• GREAT LOCATION • 3 GOOD SIZED BEDROOMS • IMPRESSIVE PLOT WITH WRAPAROUND GARDEN • MODERN KITCHEN DINER • STYLISH BATHROOM • SPACIOUS ROOMS THROUGHOUT • PERFECT FAMILY HOME • FREEHOLD • COUNCIL TAX BAND A • EPC RATING E