



35 Madison Walk, Ackworth, Pontefract, WF7 7ER

****Exceptional Five-Bedroom Townhouse | Four Storeys | Sought-After Strata Development, Ackworth****

Set across an impressive four storeys on the highly desirable Strata development in Ackworth, this outstanding five-bedroom townhouse offers spacious, contemporary living, perfectly suited to modern family life.

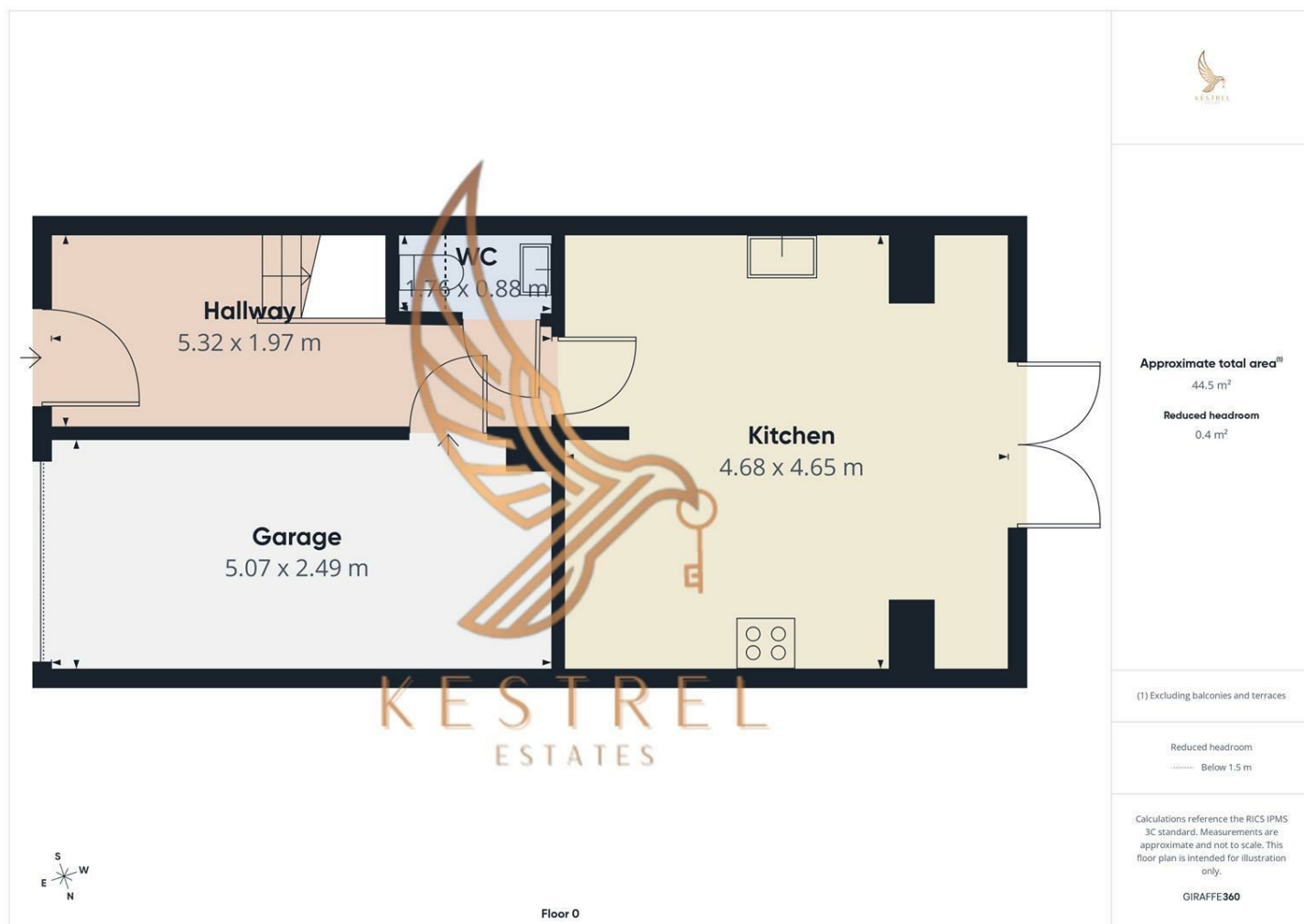
The ground floor welcomes you with a stunning open-plan kitchen/diner, beautifully appointed with a range of integrated appliances and ample dining space. Patio doors open directly onto the enclosed rear garden, creating the ideal setting for entertaining and everyday family living. This floor also benefits from an integral garage and off-road parking for two vehicles.

The first floor features a generous and light-filled lounge, providing the perfect space to relax, alongside a well-proportioned double bedroom that could also serve as a home office or guest room.

The second floor offers three further spacious bedrooms, complemented by a modern family bathroom. Two of the bedrooms enjoys the added luxury of a Jack and Jill en-suite, providing both convenience and privacy.

- Five-Bedroom Townhouse Over Four Spacious Storeys
- Open-Plan Kitchen/Diner With Integrated Appliances
- Patio Doors To Private Enclosed Rear Garden
- Integral Garage Plus Off-Road Parking For Two Vehicles
- First-Floor Lounge, Bright And Spacious
- Additional First-Floor Bedroom Guest/Office/Playroom
- Three Further Well-Proportioned Second-Floor Bedrooms
- Family Bathroom Plus Jack & Jill En-Suite
- Top Floor Master Suite With Fitted Wardrobes And En-Suite
- Sought-After Strata Development, Ackworth Location

£325,000



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