



## 10 Madison Walk, Ackworth, Pontefract, WF7 7ER

### Spacious Five Bedroom Mid Town House Set Over Four Floors – No Chain

Offered to the market with no onward chain, this substantial five-bedroom mid town house is set over four floors and provides versatile and well-proportioned accommodation, ideal for a growing family. Benefitting from a separate garage and allocated parking space, this property offers both space and convenience in an ever-popular location close to excellent amenities and countryside walks.

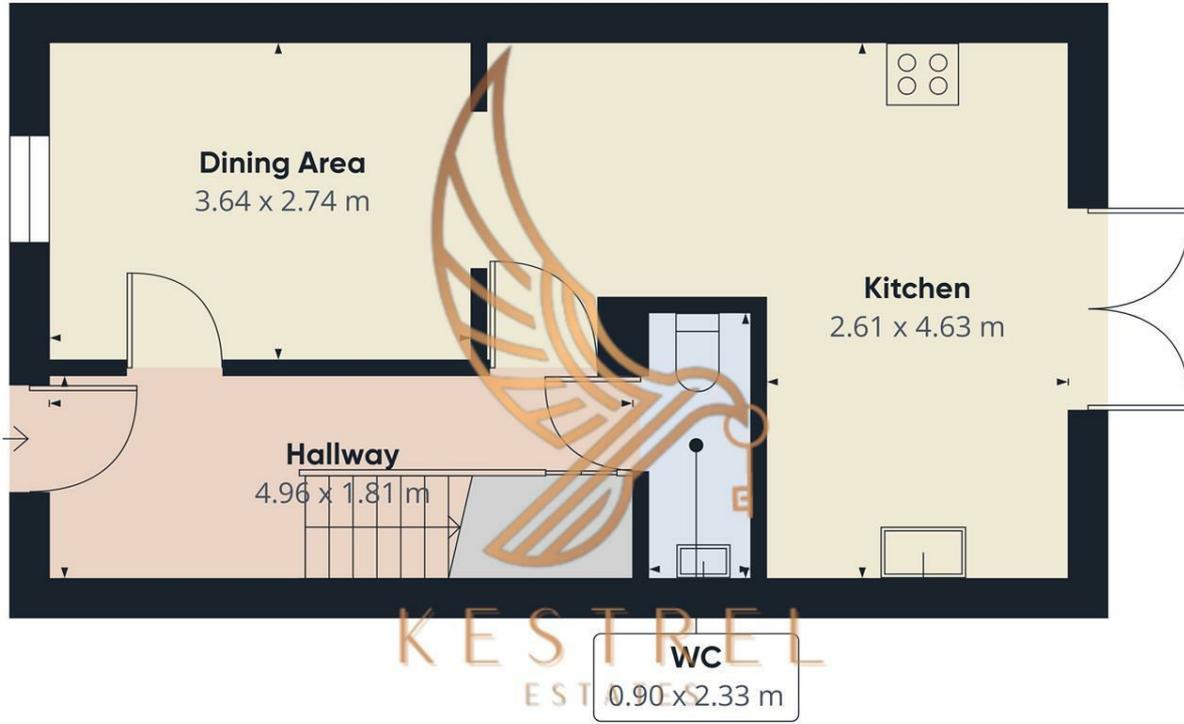
The property briefly comprises a kitchen/diner to the ground floor, providing a great space for family living and entertaining. To the first floor is a spacious lounge, along with two bedrooms and a family bathroom.

The second floor hosts three double bedrooms, complemented by a Jack and Jill bathroom, offering practical and flexible living arrangements.

Occupying the entire top floor is an impressive master suite, complete with its own en suite and a fantastic dressing area fitted with wardrobes, creating a real sense of luxury and privacy.

- 5 Bedroomed Mid Townhouse
- Set over 4 Floors
- Dining Kitchen with Ample Storage and Integrated Appliances
- Spacious Lounge
- Family Bathroom & Downstairs WC
- Master Bedroom with Dressing Area and En-Suite
- 2 Further Bedrooms share a Jack & Jill
- Great Location
- Perfect for Families
- No Chain

£335,000



Approximate total area<sup>®</sup>  
39.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

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