

"Fairfield", Purston Lane, Ackworth, Pontefract, WF7 7EQ



4 Bedrooms

Holroyd Miller have pleasure in offering to the market "Fairfield" an individually designed stone built detached bungalow set on the outskirts of the sought-after village of Ackworth and standing on a generous plot amounting to approximately 2/3rds of an acre, planted with mature fruit trees. The accommodation has both gas fired central heating and double glazing and comprises; entrance reception hallway with external porch area, further storage, living room with feature fire place with gas fire and polished wood floor, formal dining room, well-appointed kitchen, four bedrooms, master bedroom and second bedroom having en suite shower room, house bathroom, large double garage, driveway, paved garden and greenfield area. An enviable home located in this sought-after position with easy access to the motorway network, excellent local school. An internal inspection is essential to appreciate all that is on offer. NO CHAIN

Asking Price:

£575,000

EPC Rating: C71



Entrance Hall

Large entrance hallway and corridor with access through an exterior porch area and wooden door, offering a large amount of storage through both bespoke built wooden units and built in storage with sliding doors.

Living Room 15'10" x 13'5" (4.83m x 4.1m).

Featuring wooden flooring, feature exposed brick wall with a log burner style Gas fire, double glazed window offering views over the adjacent field to the side of the property.

Dining Room 17'11" x 13' (5.46m x 3.96m).

Large family dining Room, featuring double glazed windows offering extending views over the surrounding countryside, electric fire and surround and single panelled radiator. Opens to...

Kitchen 10'4" x 9'1" (3.15m x 2.77m).

Featuring a range of wood effect wall and base units, electric hob, neff ovens, stainless steel 1.5 bowl sink and mixer, extraction unit and downlighting. Double glazed patio doors give access to the private rear garden.

Bedroom 10'10" x 14'7" (3.3m x 4.45m). Featuring double built in wardrobes, double glazed window offering views to the rear garden, single panelled radiator, and wall lighting.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Bedroom 15'10" x 9'9" (4.83m x 2.97m).

Large double bedroom with en Suite, featuring double panelled radiator and double glazed window with views over the front of the property.

En- suite Bathroom 7'7" x 3'11" (2.3m x 1.2m).

Featuring white tiled flooring, white ceramic suite with vanity unit, walk in shower enclosure with a fully tiled surround.

Bathroom 8'4" x 11'11" (2.54m x 3.63m).

Featuring a grey tiled floor with contrasting white tile walls, heated towel rail, mirrored wall unit, white ceramic suite with a range of white base units and a white panelled bath with over shower and screen.



Bedroom 8'4" x 10'2" (2.54m x 3.1m).

Featuring double built in wardrobes with mirrored sliding doors, double glazed window with views to the rear garden and adjacent fields.

Bedroom 9'6" x 10'1" (2.9m x 3.07m).

Featuring double glazed window offering views to the attached land, UPVC door gives access to the side of the property, wood panelling, and a double built in wardrobe for storage and ensuite.



Ensuite Bathroom 5'2" x 9' (1.57m x 2.74m).

Featuring a tiled floor and shower area, shower enclosure with Bi Folding doors, white W/C and basin and a mirrored wall unit.

Garage 18'1" x 16'1" (5.5m x 4.9m).

Large double garage, concrete based with double glazed window and electric garage door.

Garden

Private rear garden, offering a tremendous entertaining area, with a paved patio area, gravelled paths, decking area and mature planting throughout. To the side the property benefits from roughly 2/3rds of an acre of Greenfield space with planted fruit trees and a concrete outbuilding for storage. To the front the property features block paved driveway for multiple vehicles, a walled grassed area and far-reaching views over surrounding countryside.



Council Tax Band - E

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



TOTAL APPROX. FLOOR AREA 1752 SQ.FT. (162.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

For additional information and full photo gallery please visit
www.holroydmiller.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract