

**44 Barnsley Road,
Ackworth, WF7 7NB**



- # Substantial Grade II Listed End Terrace Property
- # Reception Hall, Three Reception Rooms, Kitchen, Utility Room & Conservatory, Shower/wet Room.
- # Four Bedrooms, Bathroom/w.c. and separate w.c.
- # Basement Room
- # Secondary Double Glazing to some windows & Gas Central Heating
- # Corner Position, Garden to the front,
- # Good Size Enclosed garden to rear
- # Single Garage
- # Energy Performance Rating F

GUIDE PRICE**£500,000**

DESCRIPTION

We are pleased to offer for sale this substantial Stone Built End Terrace Property. Being Grade II Listed and formerly owned by the nearby Quaker School, this property offers an excellent opportunity for a family purchase to live in a popular location which is in easy reach and access to local amenities. Retaining some of its older style features including stripped wood and polished internal doors, period style fireplaces to the three ground floor reception rooms, a range of built in cupboard and drawer units to the kitchen that also includes a range style cooker, good size utility room, ground floor wet room with w.c. and Conservatory extension to the rear. There is the benefit of a basement room that extends beneath the dining room. To the first floor there is a spacious landing that has a useful large storage cupboard, four bedrooms, bathroom/w.c. and a separate w.c.

Windows are sash style frames with some having secondary glazing and the majority of the accommodation benefits from gas fired central heating.

Outside, this property stands on a corner at the juncture of Barnsley Road and Station Road and has a lawned garden to the front. There is a good sized mature enclosed garden to the rear that includes a patio, lawns and beyond the rear boundary there is a single semi detached garage.

The Accommodation comprises: -

FRONT ENTRANCE

RECEPTION HALL with dado rail to the walls and two central heating radiators, staircase up to first floor accommodation and access to the basement.

LOUNGE: - 14ft 2in x 14ft (4.3m x 4.2m) with a period style polish wood fire surround with inset period fireplace behind. Dual aspect to the front and side and a central heating radiator.

SITTING ROOM: - 13ft 9in x 13ft 8in (4.2m x 4.15m) with a period style fireplace with marble insert and a tiled hearth. Double panel central heating radiator.

DINING ROOM: - 13ft 11in x 13ft 10in (4.26m x 4.21m) with a period style fireplace with marble

insert and a tiled hearth, built in cupboard to recess and two central heating radiators.

KITCHEN: - 13ft 6in x 11ft 8in (4.11m x 3.54m) with a range of base and wall mounted cupboard and drawer units, worktops with tiling above, 1½ basin sink unit, 'Leisure' gas range cooker, plumbing for dishwasher, built in cupboard to recess and an additional storage cupboard and a double panel central heating radiator.

UTILITY ROOM: - 17ft 4in x 6ft (5.27m x 1.81m) with a range of base cupboard units with worktops, stainless steel sink unit and plumbing for washer. Rear Entrance.

Part wood panelling to one wall with coat hooks and a polished stone flagged floor.

CONSERVATORY: - 11ft 2in x 10ft (3.4m x 3.04m) with French doors that open onto the rear garden.

SHOWER/WET ROOM: - 14ft 2in x 4ft 11in (4.3m x 1.5m) with an electric shower, wash basin, low flush w.c. and a double panel central heating radiator.

Staircase leads up to a spacious

FIRST FLOOR LANDING with large store cupboard.

FRONT BEDROOM No. 1: - 14ft 1in x 13ft 10in (4.3m x 4.22m) and includes built in cupboards to recess, dual aspect to the front and side and a double panel central heating radiator.

REAR BEDROOM No. 2: - 13ft 10in x 13ft 10in (4.22m x 4.22m) includes a built in cupboard to recess, dual aspect to side and rear and a double panel central heating radiator.

FRONT BEDROOM No. 3: - 14ft 2in x 9ft 3in (4.32m x 2.88m) plus entrance and features an ornamental fire surround.

FRONT BEDROOM No. 4: - 10ft 4in x 9ft (3.15m x 2.75m).

BATHROOM: - 9ft 11in x 8ft 3in (3.03m x 2.57m) having tiled walls and includes a rectangular panelled bath, pedestal wash basin and a low flush w.c. Double panel central heating radiator.

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Storage cupboard with wall mounted 'Ideal' gas boiler.

SEPARATE W.C. with a low flush suite and dado rail to wall.

OUTSIDE

This property has a mainly lawned garden to the front. There is a good sized enclosed garden to the rear with a large stone boundary wall alongside Station Road incorporating a gate onto the side footpath. The mature gardens include a spacious patio area, lawns and gardens. Beyond the rear boundary there is a single semi detached garage.

SERVICES

All Mains Services are assumed to be connected, and gas central heating is installed.

TENURE

It is assumed that the property is Freehold and that vacant possession will be available on completion.

VIEWING

Strictly by prior appointment with the Agents Abson Blaza Property Services 01977 780599.







NOTE TO PROSPECTIVE PURCHASERS:

Room measurements & Floor Plans:

All room measurements are approximate and are usually taken at their widest point. Floor plans are intended as a guide only and are not to scale. We cannot confirm the accuracy of these plans.

Tenure & Boundaries:

We cannot confirm the Tenure of the property and the boundaries and ownership have not been checked on the Title Deeds for any discrepancies or for any rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

Services:

None of the services and equipment 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 sellers do not include in the sale any carpets, light fittings, floor covering, curtains, blinds, furnishing, electrical/gas appliances (whether connected or not) or any other fixtures and fittings unless expressly mentioned in these particulars.

Additional Information:

The information contained within these particulars are intended as a guide to prospective purchaser(s) and neither Abson Blaza Property