

FERNDALE  
WENT EDGE ROAD  
KIRK SMEATON  
PONTEFRACT  
WF8 3JS



 HODSONS



HODSONS

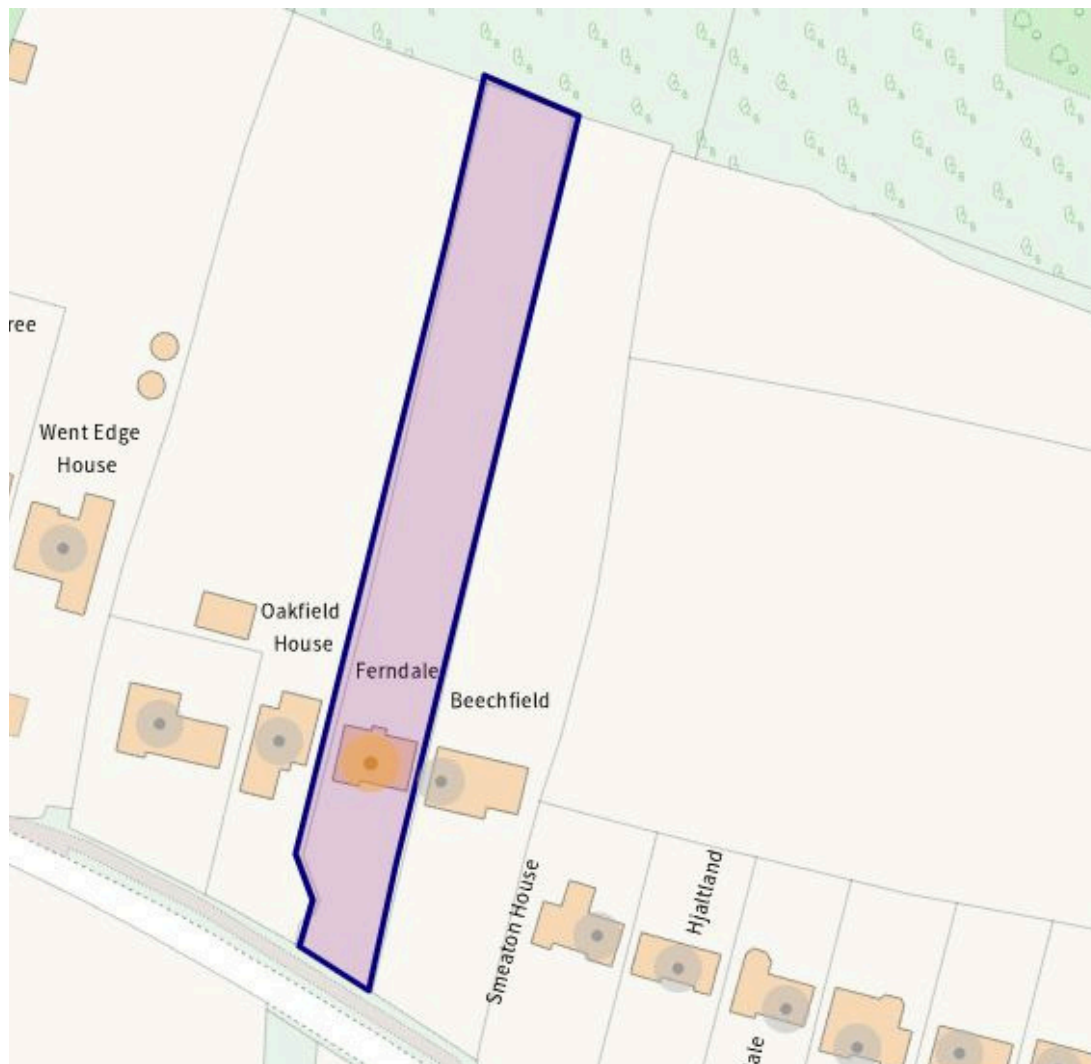
**This beautiful 7 bedroom detached home is located in the idyllic commuter village of Kirk Smeaton adjacent to scenic open countryside. An ideal home for families and those seeking a spacious property with ample space both inside and out.**

Well planned and arranged over three floors an internal appraisal is strongly recommended and will reveal substantial living space comprising; a large hallway giving access to a light spacious living room with double doors through to a dining room with French doors leading out to the rear garden garden. The breakfast kitchen is extensively fitted with base and wall mounted units and integrated appliances. This in turn leads to a useful utility room. Following onto the first floor you are greeted by a broad landing that branches off into 5 bedrooms two of which are ensuite with separate walk in wardrobes. The main bathroom is also on this floor comprising of a separate shower and bathroom plus his and hers basins.

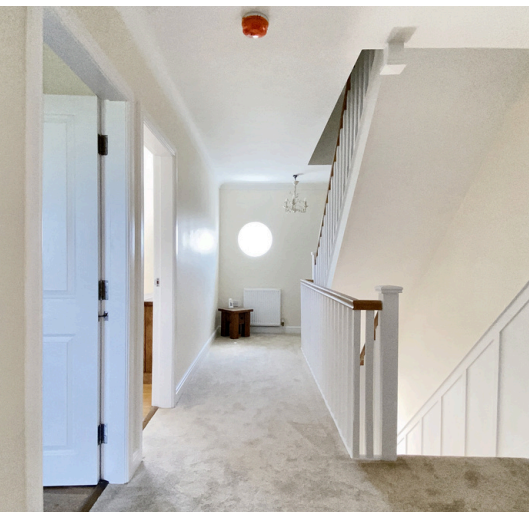
Moving onto the second floor which consists of another 2 large bedrooms both fitted with skylight windows which create a light and modern feel. These bedrooms are serviced by a further bathroom.

This is a house which is equipped with modern amenities for a comfortable lifestyle and is the family home. It provides plenty of space for children to play and grow, especially with Kirk Smeaton Primary School being just a short walk down the road.

Kirk Smeaton is renowned for the quality of residential property on offer in the village all of which is surrounded by attractive open countryside while being conveniently located just off the A1(M) (4.5Miles) and M62 Junc' 33 (4miles) therefore accessible for the major commercial centres of the North and Midlands.



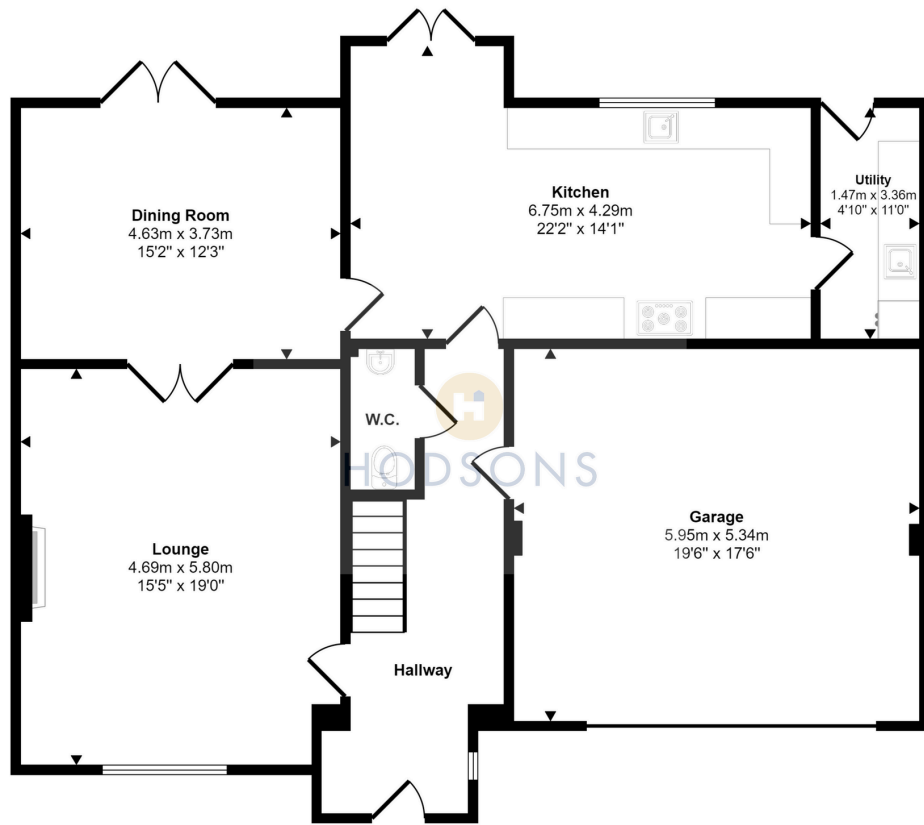








Ferndale stands in a particularly large plot with an expansive garden at the rear of the house offering a private setting for outdoor activities and relaxation and truly outstanding views beyond. To the front electric gates give access to a block paved drive with ample off road parking and this in turn leads to the integral double garage.

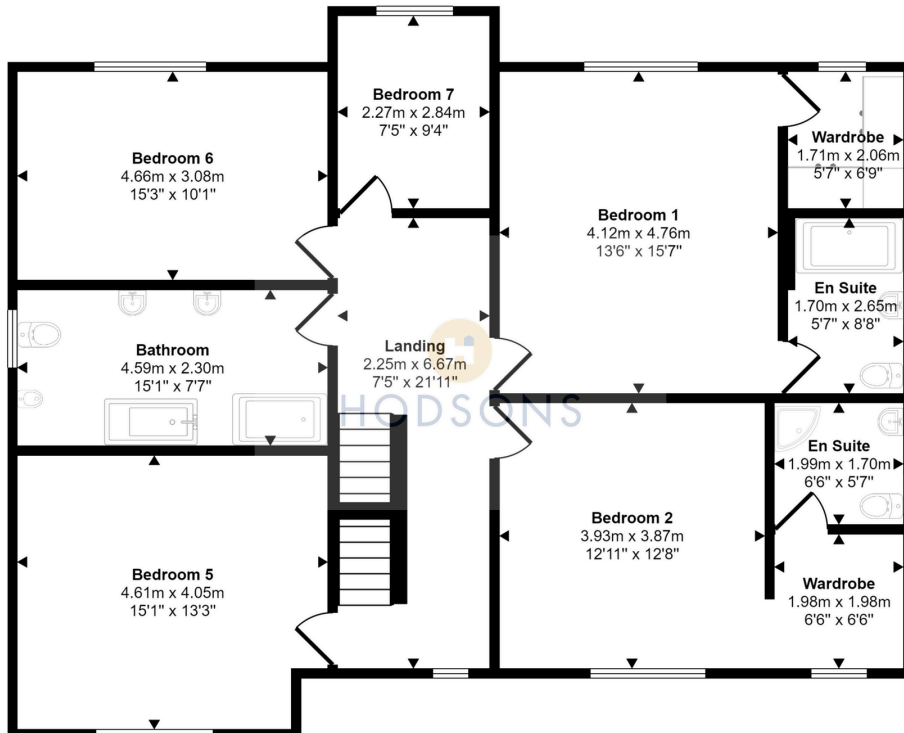


**Ground Floor**

Approx 125 sq m / 1344 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



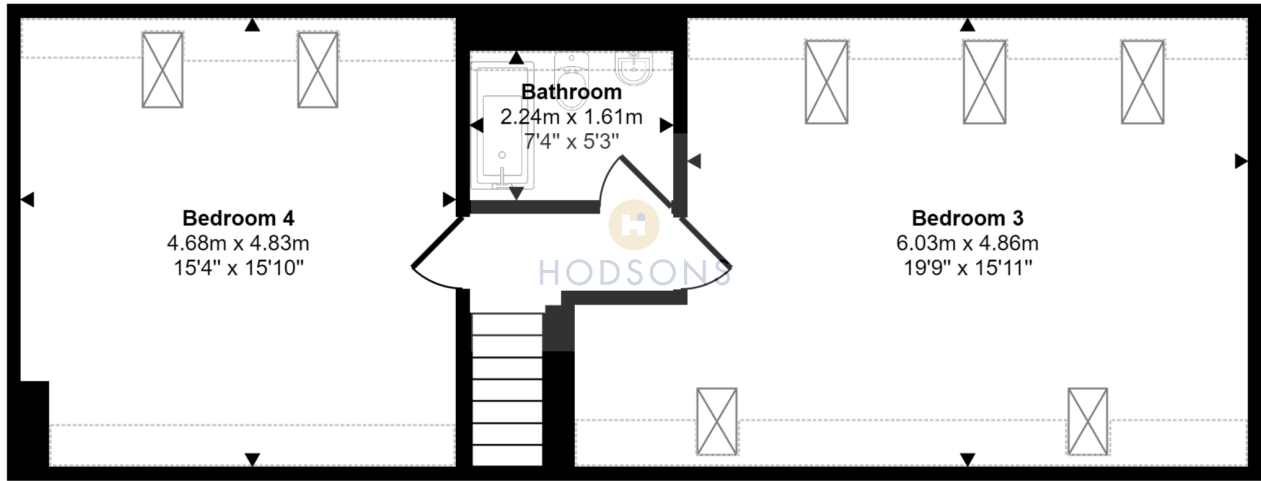
**First Floor**

Approx 122 sq m / 1315 sq ft

Denotes head height below 1.5m

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**Second Floor**  
 Approx 64 sq m / 688 sq ft

Denotes head height below 1.5m

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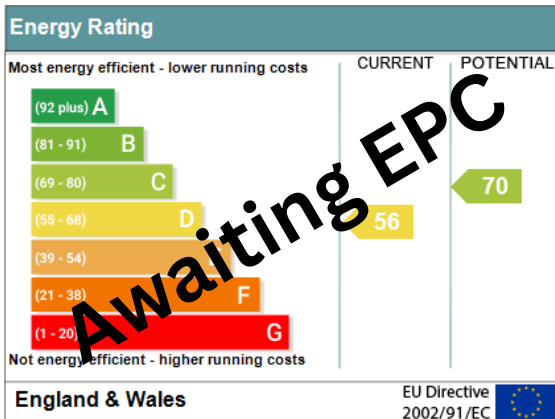
**Viewings - Strictly by appointment only**

**Tenure - This property is Freehold**

**Services - Connected to mains water, electricity and drainage. The heating is via Oil and LPG**

**Council Tax - North Yorkshire Council Band G**

Address: 115 Station Road, Ackworth, PONTEFRACT, WF7 7HA  
 RRN: 3034-0725-4300-0348-7206



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements