

6 Paddock Close, Ackworth, Pontefract, WF7 7RL

This fantastic 3 bed semi detached home is a must see and perfect for any first time buyer or family alike.

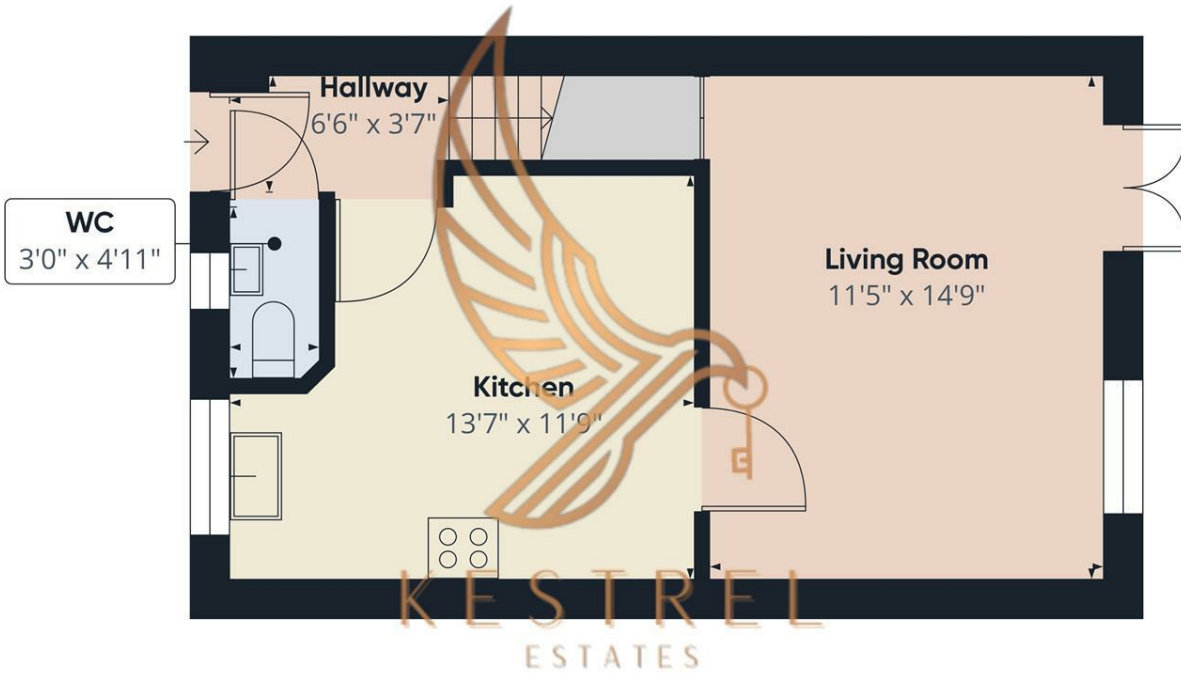
As you enter this lovely home you will find a downstairs WC, kitchen/diner, spacious living room leading onto the enclosed rear garden,

Upstairs you will find 3 bedrooms and a recently fitted bathroom.

Out front you will find parking for 2 vehicles. With its great location close to schools, amenities and bars/restaurants, this property is sure to be a hit and not on the market long.

£220,000

- 3 Bed Semi Detached Home
- Fantastic Location
- Spacious Lounge
- Kitchen/Diner
- Downstairs WC
- Perfect for First Time Buyers and Families
- Enclosed Rear Garden
- Off Road Parking for 2 Vehicles
- Close to Good Schools & Amenities
- MUST SEE!!



Approximate total area⁽¹⁾
368.68 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	79
(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	