









welcome to

Seals Drive, Ackworth Pontefract

£220,000 Two bedroom bungalow located in Ackworth. Two double bedrooms, modern dining kitchen, stunning and very private landscaped rear garden. Driveway to the front providing ample off street parking.

Entrance Hall

With a composite front entrance door, storage cupboard and a gas central heating radiator.

Lounge

14' 5" x 11' 4" (4.39m x 3.45m)

With a UPVC double glazed French doors to the rear and two gas central heating radiators.

Kitchen Diner

1' 1" x 1' 1" (0.33m x 0.33m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, electric hob, electric oven, integrated fridge freezer, integrated washing machine, integrated dish washer, cupboard housing the boiler, tiled flooring, glass splash back, a gas central heating radiator and a UPVC double glazed window to he the front aspect.

Landing

With access to the part boarded loft with a pull down loft.

Bedroom One

12' 10" x 9' 2" (3.91m x 2.79m)
With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Two

8' 7" x 10' 10" (2.62m x 3.30m)

With a UPVC double glazed window to the front aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, paneled bath with shower attached, chrome heated towel rail, tiled flooring and part tiled to walls.

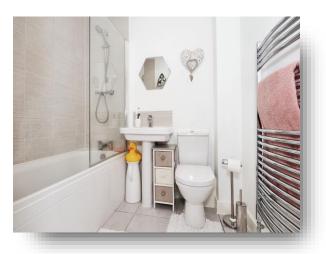
Front Garden

With a double driveway and grass lawn.

Rear Garden

With a beautiful rear enclosed private garden, neatly laid to lawn with patio seating area, timber fencing surround, garden shed and side entrance with a timber gate.













welcome to

Seals Drive, Ackworth Pontefract

- Two Bedroom Stone Built Bungalow
- Double Driveway
- Sought After Location
- Immaculately Presented
- Private And Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

£220,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref: PON114022 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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