



**Turnberry Avenue, Ackworth PONTEFRACT WF7 7FB**

**welcome to**

**Turnberry Avenue, Ackworth PONTEFRACT**

**\*\*GUIDE PRICE £210,000-£220,000\*\*** Amazing three bedroom home, with NO ONWARD CHAIN. Spacious throughout, perfect for the growing family, master bedroom with ensuite facilities. Cul De Sac village location, good schools, lots of eateries and close by to major motorway access.



## Summary

Offered for sale is this beautiful three bedroom end-terraced home which is perfectly located on this modern housing development in this sought after village location of Ackworth. The accommodation would be perfect for the small family or professional couple being surrounded by good schools, shops, eateries, easy motorway access and much much more! Internally the property offers spacious accommodation throughout. To the ground floor there is the welcoming front entrance hall, down stairs WC, lounge and kitchen, to the first floor there are three bedrooms, ensuite to the master bedroom and the modern house bathroom. Externally there is a double driveway to the front, whilst to the rear there is a private and well enclosed garden. This truly is a beautiful home ready to move straight into.

## Entrance Hall

With a front entrance composite door, laminate flooring and a gas central heating radiator.

## Wc

With a low level flush WC, wash hand basin, tiled flooring and a gas central heating radiator.

## Lounge

10' 4" x 14' 2" ( 3.15m x 4.32m )

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

## Kitchen

16' 10" x 8' 10" ( 5.13m x 2.69m )

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

## Landing

With a cupboard housing the hot water tank and a gas central heating radiator.

## Bedroom One

10' 5" x 10' 9" ( 3.17m x 3.28m )

With a UPVC double glazed window to the front aspect, mirrored wardrobes, storage cupboard and a gas central heating radiator.

## Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, tiled flooring, an extractor fan and a UPVC double glazed window to the front aspect.

## Bedroom Two

10' 7" x 7' 7" ( 3.23m x 2.31m )

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

## Bedroom Three

6' 3" x 7' 1" ( 1.91m x 2.16m )

With a UPVC double glazed window to the rear aspect, mirrored wardrobes, access to the loft and a gas central heating radiator.

## Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath and tiled flooring.

## Front Garden

With two parking spaces.

## Rear Garden

With a lawned garden and a timber fence surround.

## Vendors Comment

Bedroom 3 - vendor is happy to remove the wardrobe from this bedroom for the sale of this property if it is not wanted.



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## Turnberry Avenue, Ackworth PONTEFRACT

- GUIDE PRICE £210,000-£220,000
- Three Bedroom End-Terraced Home
- NO CHAIN
- Cul de sac Location
- Sought After Village

Tenure: Freehold EPC Rating: C

guide price

**£210,000 - £220,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON117442 - 0003

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