



**Cricketers Close, Ackworth Pontefract WF7 7PW**

**Welcome to**

**Cricketers Close, Ackworth Pontefract**

Two Bedroom end-townhouse property. Situated close to local amenities in the desirable village of Ackworth, on the fringes of Pontefract town. With TWO double bedrooms, a spacious lounge and kitchen that lead onto the generous outside space and detached garage.



## Summary

Situated in the sought after village of Ackworth is this TWO bedroom end-townhouse. In immaculate condition and ready to move into. Having recently installed double glazed windows and carpets throughout. This property would be ideal for the first time buyers looking to be near to all Ackworth has to offer not limited to popular pubs and restaurants, supermarkets, primary schools and transport links. Briefly comprising of a lounge and modern kitchen on the ground floor, two double bedrooms on the first floor and the family bathroom. Externally there is a detached garage with newly fitted roof and a larger than average front, side and rear lawned garden. Viewing is highly advised as this property would ideally suit the first time buyer or those looking to downsize.

## Lounge

11' 7" x 14' 4" ( 3.53m x 4.37m )

With a UPVC double glazed window to the front aspect, electric fire feature, open to the stairs and gas central heating radiator,

## Kitchen

8' 8" x 11' 6" ( 2.64m x 3.51m )

A fitted kitchen consisting of wall and base units with work surfaces over, Belfast sink, integrated oven, integrated microwave, space for free standing fridge freezer, under counter washing machine, gas central heating radiator, UPVC door to the rear and a UPVC double glazed window to the rear aspect.

## Bedroom One

9' 3" x 11' 8" ( 2.82m x 3.56m )

With fitted wardrobes and a gas central heating radiator.

## Bedroom Two

8' 2" x 11' 8" ( 2.49m x 3.56m )

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

## Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with a shower over, tiled walls, towel rail and a UPVC double glazed window to the side aspect.

## Front Garden

A driveway, garage and front path with a hedge surrounding the borders.

## Rear Garden

A wrap around garden with lawn, hedges and a gate to the garage.

## Garage

With up and over doors.



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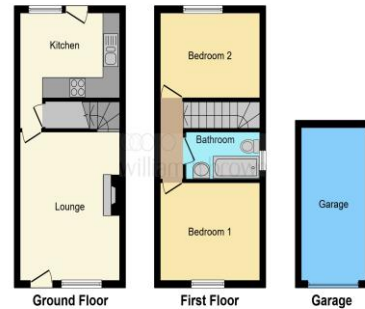
**Welcome to**

## **Cricketers Close, Ackworth Pontefract**

- Two Bedroom End-Terrace Home
- Ideal For First Time Buyers
- Immaculate Throughout
- Driveway And Garage
- Front, Side And Rear Garden

Tenure: Freehold EPC Rating: C

# £180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON117537 - 0004

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