

Charlestown, Ackworth WF7 7DU

william h brown

welcome to

Charlestown, Ackworth

For sale with NO ONWARD CHAIN. Situated in the sought after village location of Ackworth which is bursting with local amenities. At the end of a quiet cul-de-sac location, the property is currently configured as a two bedroom with two reception rooms and a massive rear garden. Viewing advised!!













Summary

A fantastic opportunity has arisen to purchase 40 Charlestown, Ackworth. For sale with NO ONWARD CHAIN. Currently a TWO bedroom semi-detached property, but could easily converted back into a three bedroom or extend into the large loft space. The ground floor has TWO reception rooms with original features and a modern kitchen. To the rear of the property is a large garden which offers tons of potential to build or create additional living space.

Entrance Porch

With a UPVC door and stairs to the first floor.

Pantry

Off lounge.

Lounge

14' x 14' 1" (4.27m x 4.29m)

With a UPVC double glazed window to the front aspect, gas central heating radiator, fire and surround, coving to the ceiling and door leading to the pantry.

Front Room

14' x 11' (4.27m x 3.35m)

With a UPVC double glazed window to the rear aspect, electric fire with open coal behind and a gas central heating radiator.

Kitchen

11' 11" x 7' 3" (3.63m x 2.21m)

A fitted kitchen consisting of wall and base units with work surfaces over, electric oven, gas hob, bowl and half sink with drainer, UPVC door to the rear, a gas central heating radiator and a UPVC double glazed window to the rear aspect.

Bedroom One

11' 1" x 14' 2" max (3.38m x 4.32m max) With a UPVC double glazed window to the rear aspect, built in walk in wardrobes and a gas central heating radiator.

Bedroom Two

14' x 7' (4.27m x 2.13m)

With a UPVC double glazed window to the front aspect, built in shelving unit, loft hatch and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, large bath and shower, fully tiled, spotlights and a UPVC double glazed window to the rear aspect.

Front Garden

A pathway from the street, garage and fence.

Rear Garden

Large long paved, really big multiple sheds, pond, all paved and a path to the front aspect.





welcome to

Charlestown, Ackworth

- Two Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Two Reception Rooms
- Tons Of Potential To Build In Garden
- Garage

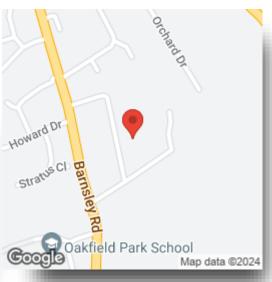
Tenure: Freehold EPC Rating: D

£260,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON116543



Property Ref: PON116543 - 0005 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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