

Robinsons Court, Ackworth Pontefract WF7 7FZ

Welcome to

Robinsons Court, Ackworth Pontefract

Four bedroom three storey townhouse, immaculately presented, downstairs WC, master bedroom on top floor with ensuite, great location, fantastic private rear garden. MUST BE VIEWED!!













Entrance Hall

With a composite front entrance door, under stairs storage cupboard, wood effect vinyl 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.

Dining Room

20' 8" x 9' (6.30m x 2.74m)

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

Bedroom One

15' 11" x 12' 1" (4.85m x 3.68m)

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

Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle, part tiled to walls, tiled in shower cubicle and a gas central heating radiator.

Bedroom Two

15' 11" x 11' 2" (4.85m x 3.40m)

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

Bedroom Three

15' 11" x 11' 6" (4.85m x 3.51m)

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

Bedroom Four

16' x 8' 11" (4.88m x 2.72m) With two 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, panelled bath, tiled flooring, part tiled to the walls and a gas central heating radiator.

Rear Garden

With a raised decked patio seating area, lawned garden, side entrance door to the garage and a timber fence surround.

Garage

With electric, lighting and up and over door.





Welcome to

Robinsons Court, Ackworth Pontefract

- Four Double Bedroom Town House
- Three Storeys
- Downstairs WC
- **Ensuite To Master Bedroom**
- Garage

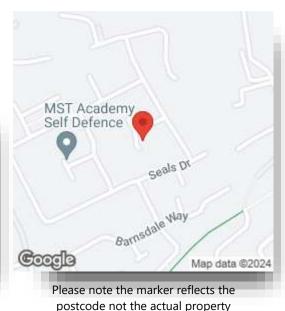
Tenure: Freehold EPC Rating: B

£300,000









view this property online williamhbrown.co.uk/Property/PON117861



Property Ref: PON117861 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 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.



william h brown

01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRACT, West Yorkshire, WF8 1AT



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.