



Charlestown, Ackworth Pontefract WF7 7DU

welcome to

Charlestown, Ackworth Pontefract

For sale with NO ONWARD CHAIN. A fabulous property in a quiet street in the sought after village of Ackworth.

Three bedroom semi-detached with front and rear gardens, a garage and kitchen extension to the rear. Viewing is an absolute must.

##Invalid Field Name##

Summary

Located in the sought after village of Ackworth is this THREE bedroom semi-detached property. For sale with NO ONWARD CHAIN. Having been extended to the rear to a high standard and fitted with top of the range appliances including a RangeMaster, creating a large open plan kitchen/dining/living area this property is ideal for families. An added bonus is the converted garage space with a WC which can be used as an office or play room. Upstairs there are three bedrooms, two of them being doubles. The loft has been fully boarded out and has the potential to be converted to another room, subject to building regulations. Ackworth is a popular village with a choice of village pubs and eateries, along side a supermarket and other local amenities. Viewing is essential to appreciate the size and location of this unique property.

Entrance Porch

With a UPVC front entrance door, inner doors and an inner door.

Entrance Hall

With oak flooring, wide staircase, under stairs storage cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin and storage for coats.

Lounge

13' x 11' 4" (3.96m x 3.45m)
With a UPVC double glazed window to the front aspect, feature hole in walls for fire place, 4 wall light points, two gas central heating radiators, oak flooring, coving and a picture rail.

Dining Kitchen

18' 10" x 22' 10" (5.74m x 6.96m)
A fitted kitchen consisting of wall and base units with granite work surfaces over, range master with extractor hood, Belfast sink with mixer tap, integrated fridge freezer, two gas central heating radiators, French doors to the rear garden and two velux windows.

Landing

With a window to the side, coving and two wall lights.

Bedroom One

13' 2" x 11' 3" (4.01m x 3.43m)
With a UPVC double glazed window to the rear aspect, fitted wardrobes, two wall lights, coving, loft hatch and a gas central heating radiator.

Bedroom Two

11' 5" x 11' 4" (3.48m x 3.45m)
With a UPVC double glazed window to the front aspect, fitted wardrobe, coving, picture rail and a gas central heating radiator.

Bedroom Three

7' 9" x 5' 5" (2.36m x 1.65m)
With a UPVC double glazed window to the front aspect, fitted wardrobes, coving and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath, shower, tiled walls and flooring, chrome heated towel rail, panelled ceiling and a UPVC double glazed window to the rear aspect.

Front Garden

Low maintenance with mature plants to the



boarders, driveway, gate to the road and side access to rear.

Rear Garden

A tiled patio and path, gate fenced, gate to the driveway and a lawn.



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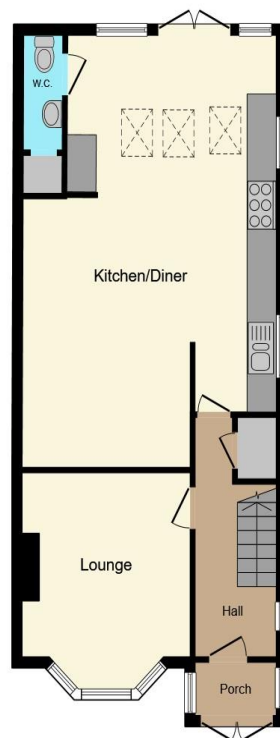
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Charlestown, Ackworth Pontefract

- Three Bedroom Semi-Detached Home
- Downstairs WC
- Driveway And Garage
- NO CHAIN

Tenure: Freehold EPC Rating: D

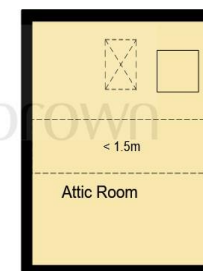
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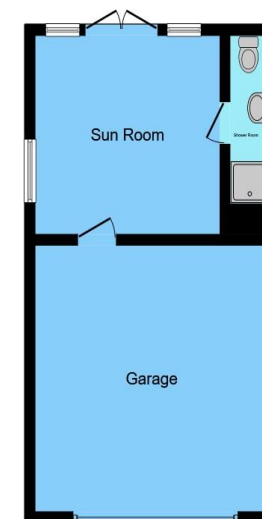
Ground Floor



First Floor



Second Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
PON116456 - 0002

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