



Chapel Garth, Ackworth Pontefract WF7 7NQ

Welcome to

Chapel Garth, Ackworth Pontefract

NO ONWARD CHAIN! Three bedroom semi-detached corner plot. Modern fitted kitchen. Downstairs bathroom. Great size driveway and detached garage and rear garden overlooking Ackworth park. Great Location!!



Entrance Hall

With a UPVC front entrance door and a gas central heating radiator.

Shower Room

With a low level flush WC, wash hand basin, shower cubicle, chrome heated towel rail, part tiled to walls and a UPVC double glazed window to the rear aspect.

Lounge

15' 9" x 14' 9" (4.80m x 4.50m)

With a UPVC double glazed bay window to the front aspect, two gas central heating radiators, under stairs storage cupboard housing the gas meter and wall mounted electric fire.

Dining Kitchen

11' 3" x 8' 6" (3.43m x 2.59m)

A fitted kitchen consisting of wall, base and drawer units with wood effect work surfaces over, stainless steel sink and drainer, electric oven, gas hob, extractor fan, vinyl floor covering, spot lights to the ceiling, gas central heating radiator and two UPVC double glazed windows to the rear aspect.

Rear Porch

With a UPVC rear door.

Landing

With a UPVC double glazed window to the side aspect and access to the loft.

Bedroom One

13' 5" x 10' 3" (4.09m x 3.12m)

With two UPVC double glazed windows to the front aspects, cupboard housing combi boiler and a gas central heating radiator.

Bedroom Two

12' 6" x 9' 7" (3.81m x 2.92m)

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

Bedroom Three

7' 5" x 6' 1" (2.26m x 1.85m)

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

Wc

With a low level flush WC and a wash hand basin.

Rear Garden

An enclosed rear garden neatly laid to lawn, patio seating area and a timber fence surround. A side entrance door in to the garage with a further storage building attached to the garage with electrics.



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Welcome to

Chapel Garth, Ackworth Pontefract

- Three Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Downstairs WC
- Detached Garage
- Corner Plot

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON116652 - 0004

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