

Charlestown, Ackworth Pontefract WF7 7DU

Welcome to

Charlestown, Ackworth Pontefract

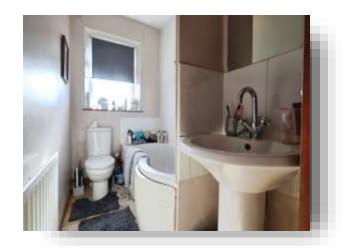
GUIDE PRICE £200,000 - £210,000 This charming three-bedroom semi-detached home features a converted loft, driveway, front and rear gardens, and a downstairs W.C., a perfect blend of space and convenience!

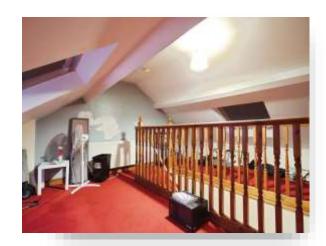












Conservatory

With a front entrance door, tiled flooring, constructed under UPVC and storage cupboard.

Wc

With a low level flush WC.

Inner Hall

With a door to the side, access to kitchen and lounge and stairs to the first floor.

Lounge

15' x 10' 7" (4.57m x 3.23m)

With a UPVC double glazed window to the front aspect, gas fire and a gas central heating radiator.

Kitchen

15' x 13' 4" (4.57m x 4.06m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, sink and drainer, cooker hood, space for washing machine, oven and fridge freezer, vinyl flooring, door to the front and a UPVC double glazed window to the front aspect.

Landing

With a gas central heating radiator and access to the loft.

Bedroom One

15' 1" x 10' 10" (4.60m x 3.30m) With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m)

With a 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, bath with shower over, part tiled, built in storage, vinyl flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

Loft Space

With sky light to the front and rear aspects, open stair case and a gas central heating radiator.

Front Garden

With access to the rear garden and driveway.

Rear Garden

With a lawned garden, mature plants and hedges surround.





Welcome to

Charlestown, Ackworth Pontefract

- ***GUIDE PRICE £200.000 £210.000***
- Three Bedroom Semi-Detached Home
- Downstairs W.C.
- Driveway
- Converted Loft

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

£200,000 - £210,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON118535



Property Ref: PON118535 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers 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 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

Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk

01977 791406

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.