



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.



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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

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Property Ref:
PON118535 - 0003

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