

Doncaster Road Estate, Ackworth Pontefract WF7 7BY

Welcome to

Doncaster Road Estate, Ackworth Pontefract

GUIDE PRICE £290,000 - £300,000 Spacious four-bedroom semi-detached home in Ackworth, offered with no onward chain. Features an entrance hall, kitchen, lounge/diner, downstairs bathroom, and a separate WC upstairs. Large driveway, good-sized rear garden with decking, plus a garage for storage.













Rear Entrance Porch

UPVC and brick and tiling flooring.

Front Entrance Hall

With a side entrance door, under stairs storage cupboard and a gas central heating radiator.

Lounge/Diner

27' 3" x 13' max (8.31m x 3.96m max)

With a double door to the rear aspect, a UPVC double glazed window to the rear aspect, fire place and two gas central heating radiators.

Kitchen

11' 9" x 8' 10" (3.58m x 2.69m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, single oven, space for washing machine, dishwasher, extractor hood, vinyl flooring, gas central heating radiator, door to the rear and a UPVC double glazed window to the side aspect.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, extractor fan, fully tiled floors and walls, gas central heating radiator and a PVC double glazed window to the side aspect.

Landing

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

Bedroom One

15' x 9' 9" (4.57m x 2.97m)

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

Bedroom Two

12' 3" x 10' 11" (3.73m x 3.33m)

With two UPVC double glazed windows to the side and rear aspect, built in storage and a gas central heating radiator.

Bedroom Three

11' 11" x 9' 10" (3.63m x 3.00m)

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

Bedroom Four

8' 8" x 7' 11" (2.64m x 2.41m)

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

Wc

With a low level flush WC, wash hand basin, vinyl flooring and a UPVC double glazed window to the side aspect.

Front Garden

With a driveway and lawn area.

Rear Garden

A large lawned garden, decked area with canopy, mature trees, raised flower beds and a timber fence surround.

Garage

A brick and block garage with an up and over door and electric.





Welcome to

Doncaster Road Estate, Ackworth Pontefract

- ***GUIDE PRICE £290,000 £300,000***
- Four Bedroom Semi-Detached Home
- NO ONWARD CHAIN
- Driveway & Garage
- Cul-De-Sac Location

Tenure: Freehold EPC Rating: C Council Tax Band: B

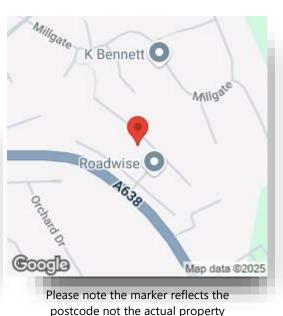
quide price

£290,000 - £300,000









view this property online williamhbrown.co.uk/Property/PON118695



Property Ref: PON118695 - 0002 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 quidance 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) 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 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.

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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





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.