



Hardakers Lane, Ackworth Pontefract WF7 7JS

Welcome to

Hardakers Lane, Ackworth Pontefract

GUIDE PRICE £210,000 - £220,000 This extended stone-built two bedroom mid-terrace in Ackworth spans three floors and features an open-plan kitchen, electrified cellar, modern four-piece bathroom, enclosed front garden, rear yard with garage access, and convenient on-street parking.



Lounge

13' 2" x 12' 8" (4.01m x 3.86m)

With front entrance door and a gas central heating radiator.

Kitchen

21' 8" x 11' 6" (6.60m x 3.51m)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, integrated electric oven, gas hob, extractor hood, fridge freezer, dishwasher, washing machine, door to the cellar, engineered oak flooring, part tiled to walls, two sky lights, gas central heating radiator, door to the rear and a UPVC double glazed window to the rear aspect.

Landing

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

Bedroom One

12' 9" x 12' 1" (3.89m x 3.68m)

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

Bedroom Two

14' 5" x 12' 10" (4.39m x 3.91m)

With a UPVC double glazed window to the rear aspect, storage to the eaves with sliding doors and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, free standing bath, shower cubicle, spot lights to the ceiling, fully tiled walls and flooring, a towel rail, gas central heating radiator and a UPVC double glazed window to the rear aspect.

Front Garden

Lawned, part paved and wooden fence surround.

Rear Garden

Paved yard, garage over an access road and a fence surround.



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Welcome to

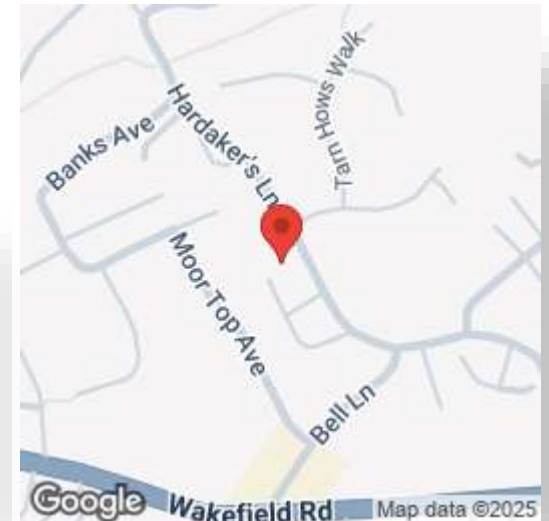
Hardakers Lane, Ackworth Pontefract

- ***GUIDE PRICE £210,000 - £220,000***
- Two Bedroom Stone Built Mid-Terrace Home
- Move In Ready
- Modern Open Plan Kitchen Diner
- Garage

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

guide price

£210,000 - £220,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON118957 - 0002

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