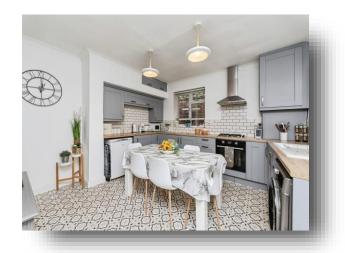


Barnsley Road, Ackworth Pontefract WF7 7HZ

Welcome to

Barnsley Road, Ackworth Pontefract

GUIDE PRICE £210,000 - £220,000 This modern two-bedroom end-terrace on Barnsley Road, Ackworth, is ideal for first-time buyers or a small family. It features a spacious kitchen-diner, a useful cellar, and a large lawned garden—all beautifully presented and ready to move into.













Lounge

14' 7" x 12' 9" (4.45m x 3.89m)

With a front entrance door, laminate flooring, open fire with surround, gas central heating radiator and two UPVC double glazed window to the front and side aspect.

Kitchen

13' 3" x 12' 8" (4.04m x 3.86m)

A fitted kitchen consisting of wall, base and drawer unit with laminate work surfaces over, resin sink and drainer, space for washing machine, dishwasher, integrated fridge freezer, electric oven, gas hob, boiler, extractor hood, part tiled to splash back, vinyl flooring, two UPVC double glazed windows to the side and rear and a door to the side aspect.

Landing

With stairs from the kitchen.

Bedroom One

14' 7" x 11' 7" (4.45m x 3.53m)

With two UPVC double glazed windows to the front and side aspects, laminate flooring, built in storage and a gas central heating radiator.

Bedroom Two

12' 8" x 8' 2" (3.86m x 2.49m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, walk in shower, panelled wall and ceiling, pot lights to the ceiling, vinyl flooring, towel rail and a UPVC double glazed window to the side aspect.

Cellar

Brick walls and stone floor, great for storage.

Front Garden

With a patio to the front, shared path, lawn, wooden out building, stone wall and a wooden fence surround.

Rear Garden

With two brick out buildings.





Welcome to

Barnsley Road, Ackworth Pontefract

- ***GUIDE PRICE £210.000 £220.000***
- Two Bedroom End-Terrace Home in Ackworth
- Spacious Kitchen Dining Room
- Large Lawned Garden
- Useful Cellar for Storage

Tenure: Freehold EPC Rating: D

Council Tax Band: B

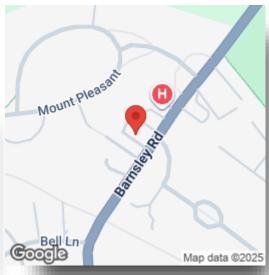
guide price

£210,000 - £220,000









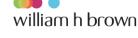
Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/PON119047



Property Ref: PON119047 - 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

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