



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.



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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

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Property Ref:
PON119047 - 0002

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