



Paddock Close, Ackworth Pontefract WF7 7RL

Welcome to

Paddock Close, Ackworth Pontefract

Three bedroom semi-detached. Dining kitchen. Lounge with French doors leading into the rear GARDEN. Downstairs WC. Modern house bathroom. DRIVEWAY providing parking for two vehicles. Great location!!



Entrance Hall

With a UPVC double glazed front entrance door, tiled flooring and a gas central heating radiator.

Downstairs Wc

With a low level flush WC, wash hand basin, wall mounted boiler, tiled flooring, a gas central heating radiator and a UPVC double glazed window to the front aspect.

Lounge

14' 9" x 11' 7" (4.50m x 3.53m)

With a UPVC double glazed window to the rear aspect, French doors to the rear, solid wood flooring, electric fire, timber fire with surround, under stairs storage over and a gas central heating radiator.

Kitchen/Diner

13' 3" x 11' 9" (4.04m x 3.58m)

A fitted kitchen consisting of shaker style wall, base and draw units with solid wood work surfaces over, electric hob, electric oven, extractor fan, space for free standing free standing fridge freezer, plumbing for washing machine, space for a tumble dryer, tiled flooring, tiled to splash back, gas central heating radiator and a UPVC double glazed window to the front aspect.

Landing

With a gas central heating radiators and access to the loft with a pull down ladder.

Bedroom One

9' 1" x 13' 2" (2.77m x 4.01m)

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

Bedroom Two

8' 1" x 12' (2.46m x 3.66m)

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

Bedroom Three

5' 11" x 6' 10" (1.80m x 2.08m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with electric shower attached, cupboard housing hot water tank, chrome heated towel rail, part tiled to walls, vinyl floor covering and a UPVC double glazed window to the front aspect.

Front Garden

With a small buffer garden to the front and two parking spaces.

Rear Garden

A low maintenance rear garden, mainly decked with pebbled boarder, path leading down the side through the garden and timber fenced surround.



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Welcome to

Paddock Close, Ackworth Pontefract

- Three Bedroom Semi-Detached Home
- Double Driveway
- Kitchen/Diner
- Downstairs WC
- Low Maintenance Rear Garden

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

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119234 - 0004

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