

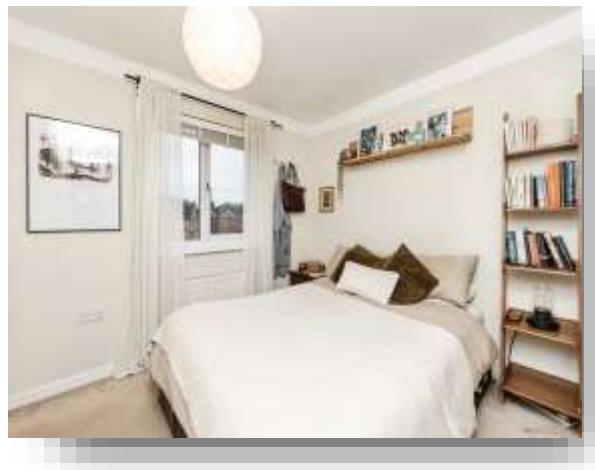
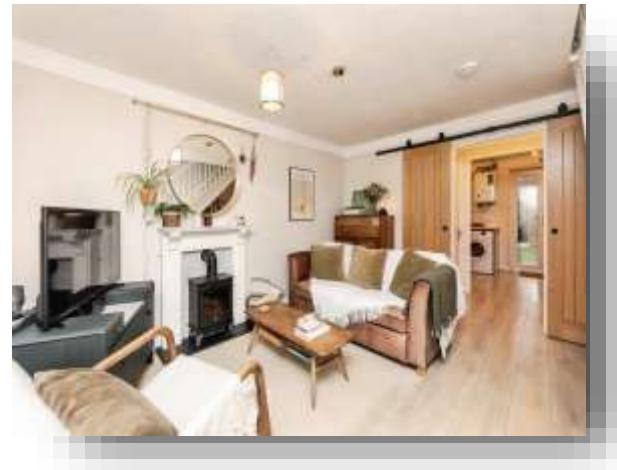


**Hayfield Way, Ackworth Pontefract WF7 7RH**

**Welcome to**

## **Hayfield Way, Ackworth Pontefract**

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\* A neat and appealing two-bedroom townhouse set in the heart of Ackworth village, offering modern living in a friendly and convenient location. With great local amenities, shops, pubs, and eateries close by, plus well-regarded schools and strong transport links



## **Entrance Porch**

With a composite front entrance door and laminate flooring.

## **Wc**

With a low level flush WC, wash hand basin, part tiled to walls, laminate flooring, gas central heating radiator and a window to the side aspect.

## **Lounge**

13' 7" x 12' 1" ( 4.14m x 3.68m )

With a UPVC double glazed window to the front aspect, electric fire with surround, tiled inset and laminate flooring.

## **Kitchen**

12' 3" x 7' 8" ( 3.73m x 2.34m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, extractor fan, stainless steel sink and drainer, plumbing for washing machine, tiled splash back, wall mounted boiler, UPVC French doors and window to the rear.

## **Landing**

With access to the fully boarded loft with a pull down ladder.

## **Bedroom One**

8' 4" x 9' 5" ( 2.54m x 2.87m )

With a window to the front aspect, built in wardrobes, storage cupboard, cupboard housing the hot water tank and a gas central heating radiator.

## **Bedroom Two**

12' 2" x 9' 8" ( 3.71m x 2.95m )

With a window to the rear and a gas central heating radiator.

## **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over and screen, part tiled walls, vinyl floor covering, gas central heating radiator and a window to the side.

## **Rear Garden**

Private rear garden, stone wall and timber fence surround, garden shed, patio seating area, artificial lawn and side gate to 2 allocated parking spaces.



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Welcome to

## Hayfield Way, Ackworth Pontefract

- \*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*
- Two Bedroom End Town House
- Private Rear Garden
- Two Allocated Parking Spaces
- Village Location

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

guide price

**£190,000 - £200,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON119423 - 0003

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