



Wakefield Road, Ackworth Pontefract WF7 7AZ



Welcome to

Wakefield Road, Ackworth Pontefract

GUIDE PRICE £140,000 - £150,000 No Chain. Two bedroom mid-terraced property. Great location. Large modern dining kitchen. Off road parking. Perfect for the first time buyer!!



Lounge

14' x 12' 1" (4.27m x 3.68m)

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

Dining Kitchen

12' 7" x 13' 10" MAX (3.84m x 4.22m MAX)

A fitted kitchen consisting of wall and base units with work surfaces over, plumbing for washing machine, free standing electric hob, oven, extractor fan, integrated fridge freezer, sink and drainer, vinyl floor covering, wall mounted radiator, and a UPVC double glazed window to the rear and a rear door.

Landing

With access to the loft which houses the combi boiler.

Bedroom One

11' 11" x 14' (3.63m x 4.27m)

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

Bedroom Two

10' 1" x 5' 9" (3.07m x 1.75m)

With a UPVC double glazed window to the rear, storage cupboard, laminate flooring and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vinyl unit, panelled bath, fully tiled, walk in electric shower cubicle and a UPVC double glazed rear aspect.

Rear Garden

A concrete driveway to the front and a garden shed.



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Welcome to

Wakefield Road, Ackworth Pontefract

- ***GUIDE PRICE £140,000 - £150,000***
- Two Bedroom Mid-Terrace Home
- Sought After Area
- Allocated Parking Space To The Rear
- Great Catchment Area For Schools

Tenure: Freehold EPC Rating: C

guide price

£140,000 - £150,000



view this property online [williamhbrown.co.uk/Property/PON117601](https://www.williamhbrown.co.uk/Property/PON117601)

Please note the marker reflects the postcode not the actual property



Property Ref:
PON117601 - 0004

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