



Paddock Close, Ackworth Pontefract WF7 7RL

Welcome to

Paddock Close, Ackworth Pontefract

GUIDE PRICE £210,000 - £220,000 Three bedroom semi-detached. Dining kitchen. Lounge with French doors leading into the rear garden. Downstairs w/c. Modern house bathroom. Drive 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.

Cloakroom

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.

Dining Kitchen

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 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.



view this property online williamhbrown.co.uk/Property/PON117753



Welcome to

Paddock Close, Ackworth Pontefract

- ***GUIDE PRICE £210,000 - £220,000***
- Three Bedroom Semi-Detached Home
- Double Driveway
- Lots Of Local Amenities
- Newly Fitted Bathroom
- Dining Kitchen

Tenure: Freehold EPC Rating: C

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/PON117753



Property Ref:
PON117753 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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 offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or 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) 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 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 verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01977 791406



Pontefract@williamhbrown.co.uk



26 Market Place, PONTEFRAC, West Yorkshire,
WF8 1AT



williamhbrown.co.uk