

Victoria Street, Ackworth



£725 PCM



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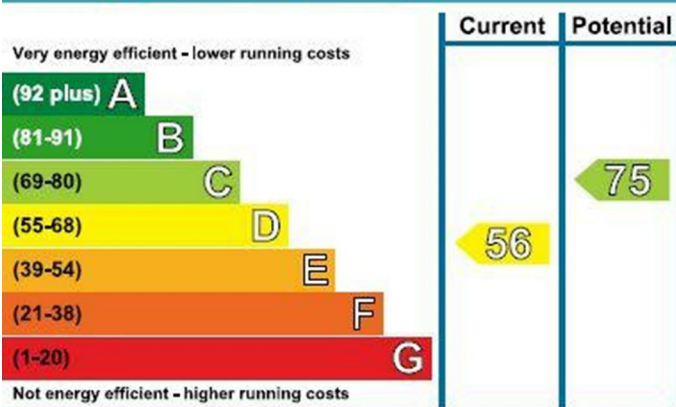
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****AVAILABLE 1ST DECEMBER**** Welcome to Victoria Street, Ackworth- a charming location where this delightful two-bedroom terraced house is waiting for you to call it home. This house offers good-sized accommodation, providing you with the space you need to create a comfortable living environment. The property's layout is ideal for those seeking a cosy yet functional home. You'll benefit from excellent transport links and easy access to public transport, making your daily commute or weekend outings a breeze. Whether you're heading to work or exploring the local area, this location offers convenience at your doorstep. Don't miss out on the opportunity to make this charming terraced house your new home. Book a viewing today.

Energy Efficiency Rating



- AVAILABLE 1st December 2024
- Lounge and Large Dining Kitchen
- Two Bedrooms and House Bathroom
- Long Front Garden
- Excellent local amenities
- EPC Grade D56

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Lounge

13'9" x 13'2" (4.19 x 4.01)

A good size room with PVCu external door into and front facing window, radiator, ornamental fire surround.

Dining Kitchen

20'10" x 10'5" maximum (6.35 x 3.18 maximum)

With dining area having having a radiator, good size under stairs storage area off and open access to the kitchen section which has modern units including base cupboards and drawers with laminate work surfaces over, inset single drainer stainless steel sink with mixer taps, wall cupboards, gas fired AGA range cooker, plumbing for an automatic washing machine. Part tiled walls, laminate floor, PVCu window to the rear, PVCu external door to the rear yard.

First Floor Landing

Coved ceiling, access to the loft

Bedroom 1

14'0" x 10'4" (4.27 x 3.15)

Front facing with views over the garden, radiator, coved ceiling.

Bedroom 2

12'2" x 6'0" (3.71 x 1.83)

Good size single bedroom with radiator, coved ceiling and PVCu window to the rear.

Bathroom

9'3" x 4'0" (2.82 x 1.22)

With modern white suite of panelled bath with mixer taps, pedestal wash hand basin, also with mixer taps, low level flush WC. Recess off with cupboard housing the gas fired central heating boiler, PVCu frosted window to the rear, radiator.

Outside

To the front is a footway serving the properties in the row and, beyond the footway, a long garden area with lawn and shrubs. To the rear is a yard area and access to the rear service road which affords parking.



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 720 SQ.FT. (66.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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