



Moor Top Avenue, Ackworth

£230,000


MARTIN & CO

Moor Top Avenue, Ackworth

Bungalow - Semi Detached
3 Bedrooms, 3 Bathroom

£230,000

- SEMI-DETACHED BUNGALOW
- 2/3 BEDROOMS - ONE DOWNSTAIRS
- LIVING ROOM, SEPARATE KITCHEN
- DOWNSTAIRS BATHROOM
- POPULAR LOCATION
- COUNCIL TAX BAND C
- OFFERED WITH NO ONWARD CHAIN
- GAS CENTRAL HEATING
- GARDENS TO FRONT AND REAR
- DRIVEWAY PARKING

This semi detached bungalow offers versatile accommodation and is available with no onward chain. Set in a lovely plot in a popular location, this property will appeal to a variety of buyers and we recommend an early viewing.



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The accommodation comprises:
Ground Floor: Entrance hall, living room, dining room (possible bedroom 3), kitchen, bathroom
First floor: Two bedrooms, store cupboard
Outside: Driveway, gardens to front and rear.

GROUND FLOOR

ENTRANCE HALL

The main entrance is set at the front of the property

and has a UPVC part glazed entrance door which opens into a spacious hallway, which gives access to all downstairs rooms. Stairs lead off to the first floor with a window off the stairs to the front elevation, making this a light and airy space. Understairs storage cupboard.

LIVING ROOM

Situated at the front of the property, with window overlooking the garden. Inset wall mounted gas fire.

DINING ROOM/BEDROOM 3

Situated at the rear of the property, this versatile room could be used as a second reception room, or a 3rd bedroom. Window to the rear aspect giving views over the garden.



KITCHEN

Fitted with a range of wall and base units, with laminate worktop over. Tiled splashbacks. Inset stainless steel sink and mixer tap. Space for cooker and fridge/freezer and space/plumbing for a washing machine. Gas central heating boiler housed in a matching cupboard. Window to the rear elevation overlooking the garden, and side access door.

BATHROOM

The bathroom is situated on the ground floor, and benefits from a white suite comprising bath, basin and w.c. Part tiled walls. Obscure glazed window to the side elevation.

FIRST FLOOR

LANDING

Landing with window to the side elevation. Doors to two further bedrooms and large walk in storage cupboard.

BEDROOM

The largest of the bedrooms has a dormer window to the front elevation, giving lovely views. Storage cupboard.

BEDROOM.

A single bedroom with window to the side elevation.

OUTSIDE

The front garden has a dwarf wall fronting Moor Top Avenue, and is an attractive blend of lawn and planting. Block paved driveway which runs along the length of


the property, providing off road parking for several vehicles.


The rear garden is mainly laid to lawn and a continuation of the block paving provides a small patio area.

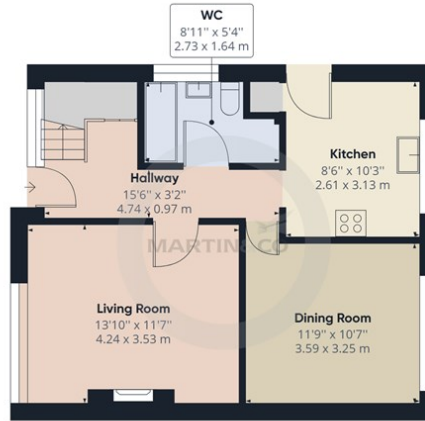
AGENTS NOTE

Mains gas, electricity and drainage.
Wakefield MDC, council tax band C.
Gas central heating.

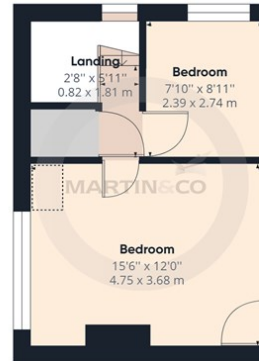


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Ground Floor



Floor 2



Approximate total area⁽¹⁾

806.47 ft²

74.92 m²

Reduced headroom

5.91 ft²

0.55 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

