

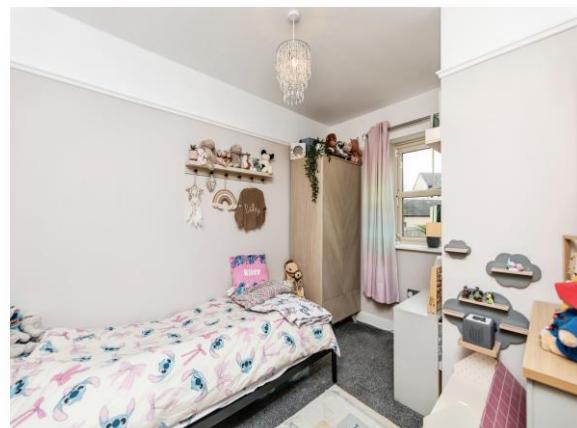


**Camplin View, Ackworth Pontefract WF7 7FR**

**welcome to**

## **Camplin View, Ackworth Pontefract**

A modern, well-kept three-bedroom home with 35% shared ownership, spacious living areas, enclosed garden, and two parking spaces. Close to amenities, good schools, and motorway links—an ideal, move-in-ready choice for first-time buyers



## **Entrance Hall**

With a composite front entrance door, laminate flooring and a gas central heating radiator with cover.

## **Wc**

A low level flush WC, wash hand basin, towel radiator and vinyl floor covering.

## **Lounge**

14' 2" x 10' 6" ( 4.32m x 3.20m )

With French doors to the rear and a gas central heating radiator with cover.

## **Kitchen**

17' 3" x 8' 9" ( 5.26m x 2.67m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric hob, electric oven, extractor fan, plumbing for washing machine and dish washer, stainless steel splash back, stainless steel sink and drainer, vinyl floor covering and a window to the front.

## **Landing**

With a gas central heating radiator, cupboard housing the boiler and access to the loft.

## **Bedroom One**

10' 9" x 14' 4" ( 3.28m x 4.37m )

With two windows to the front, fitted storage cupboards and a gas central heating radiator.

## **Bedroom Two**

7' 7" x 10' 6" ( 2.31m x 3.20m )

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

## **Bedroom Three**

8' 4" x 7' 9" ( 2.54m x 2.36m )

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 set in a vanity unit, panelled bath with shower

over, part tiled to walls, vinyl flooring, extractor fan and a chrome heated towel rail.

## **Exterior**

A well enclosed rear garden, neatly laid to lawn, patio seating area, garden shed and a timber fence surround. Two allocated parking spaces.



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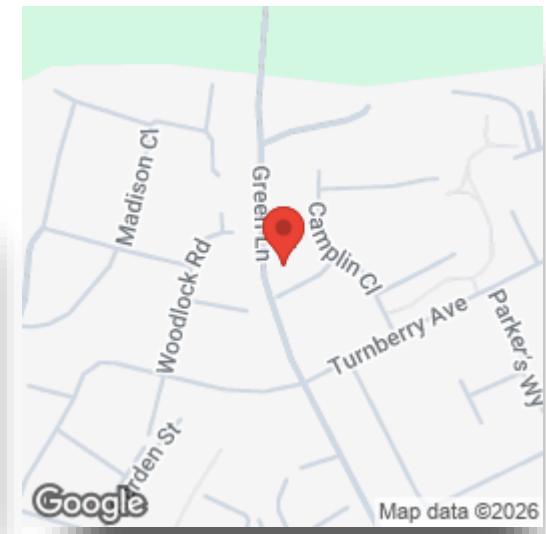
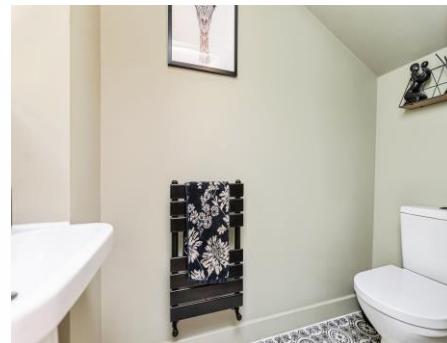
- Modern three-bedroom mid-terrace
- 35% shared ownership, option to buy more
- Move-in ready with modern kitchen and bathroom
- Enclosed rear garden and two parking spaces
- Close to amenities, schools, and motorway links

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

# £66,500



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This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Apr 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:  
PON119507 - 0003

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