



# HODSONS



**£310,000**

**Moor Top Avenue**

Pontefract, WF7 7JP

## PROPERTY SUMMARY

A beautifully presented detached true bungalow tucked away at the end of a quiet cul-de-sac in the ever-popular village of Ackworth. Offering light-filled accommodation, a generous attached garage, off-road parking, and an attractive rear garden, this home is ideal for buyers seeking single-level living in a well-connected and amenity-rich location. No onward chain.

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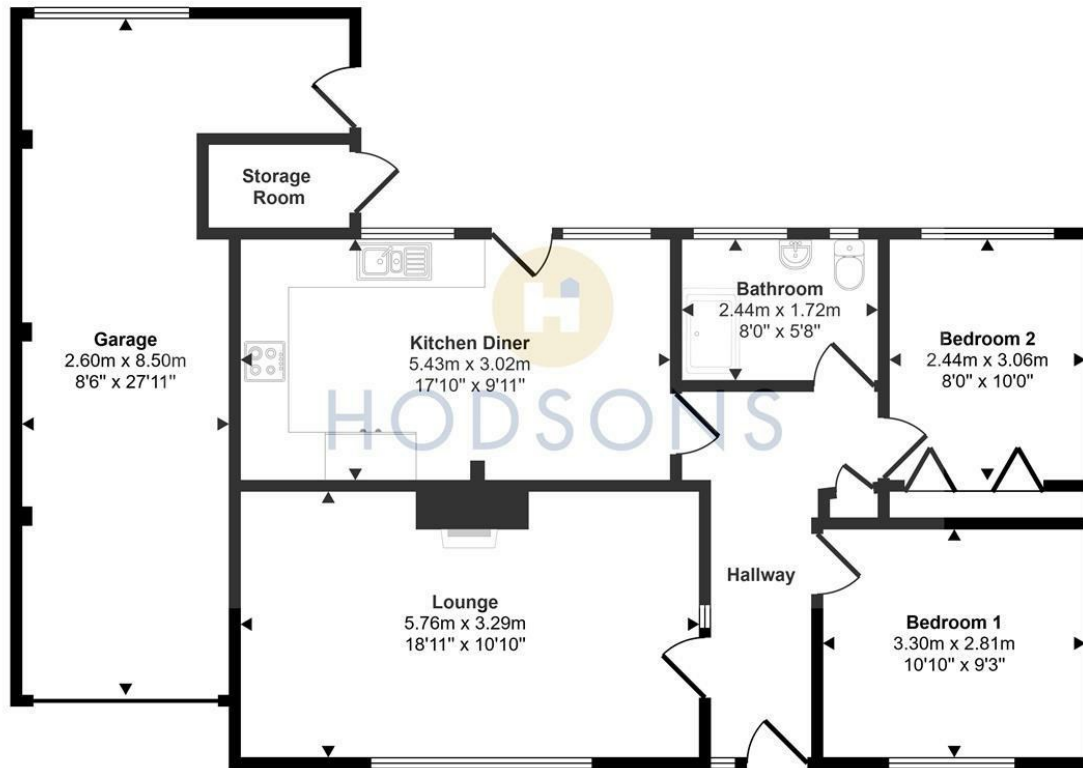








Approx Gross Internal Area  
96 sq m / 1032 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**LOCAL AUTHORITY**

Wakefield

**TENURE**

Freehold

**COUNCIL TAX BAND**

C

**VIEWINGS**

By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

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**OFFICE DETAILS**

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