



Bracken Hill, Ackworth Pontefract WF7 7BG

Welcome to

Bracken Hill, Ackworth Pontefract

GUIDE PRICE £160,000 - £170,000 Two-bedroom mid-terrace home in sought-after Ackworth features a lounge, kitchen, cellar, family wet room, boarded loft with skylight, front garden and off-street parking. Conveniently located close to local amenities, schools and excellent transport links.



Lounge

11' 11" x 12' (3.63m x 3.66m)

Cellar

12' 9" x 6' (3.89m x 1.83m)

Kitchen

12' 1" x 12' 8" (3.68m x 3.86m)

Bedroom One

11' 11" x 12' 2" (3.63m x 3.71m)

Bedroom Two

12' 10" x 6' 4" (3.91m x 1.93m)

Wet Room

Loft Space

18' 1" x 11' 3" (5.51m x 3.43m)

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Bracken Hill, Ackworth Pontefract

- ***GUIDE PRICE £160,000 - £170,000***
- Two Bedroom Mid Terrace
- Off Street Parking
- Ample Storage Options
- Ideal For First Time Buyers

Tenure: Freehold EPC Rating: E
Council Tax Band: A

guide price

£160,000 - £170,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON120043 - 0002

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.

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william h brown



01977 791406



Pontefract@williamhbrown.co.uk



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



williamhbrown.co.uk