



## Shevington Bell Lane, Ackworth, WF7 7JJ

Beautiful 3 Bedroom Semi-Detached Home – Sought-After Village of Ackworth – No Upper Chain

Offered for sale with no upper chain, this beautifully presented three-bedroom semi-detached home is located in the highly desirable village of Ackworth, known for its excellent schools, local amenities, and welcoming community.

The property briefly comprises a spacious lounge leading to an open-plan dining area and a stunning kitchen extension featuring a striking roof lantern, stylish units, and integrated appliances – the perfect space for modern family living and entertaining. There is also a downstairs WC and an integrated garage accessed to the rear.

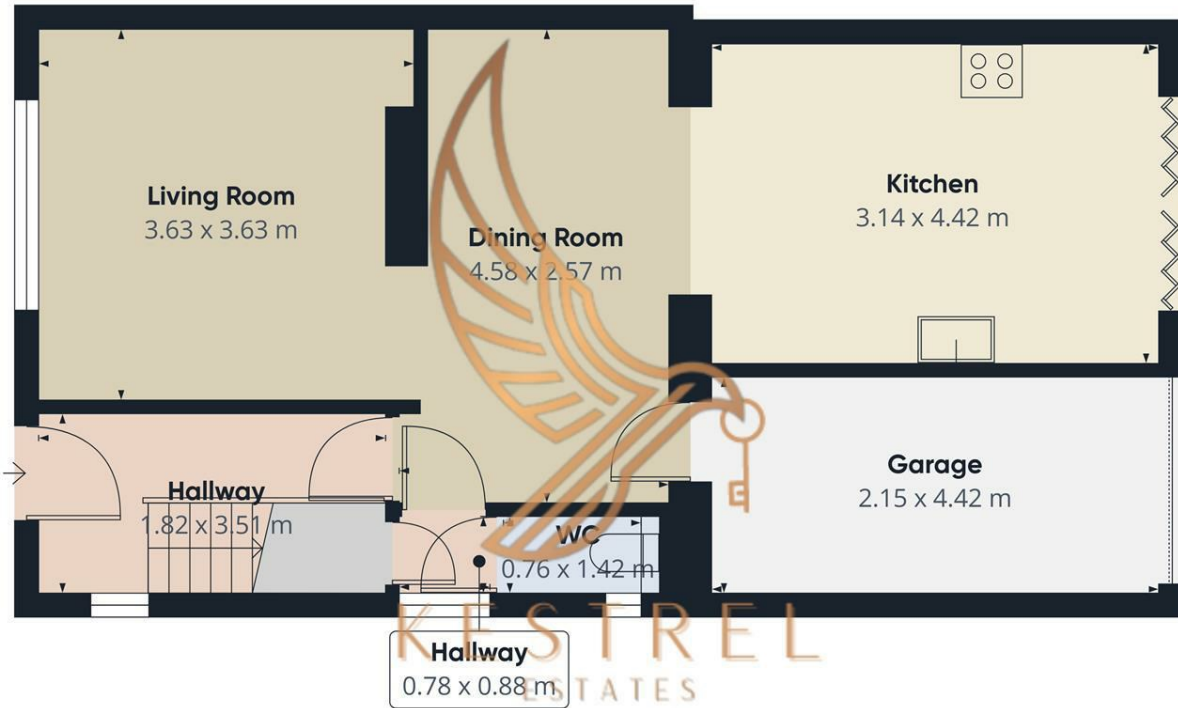
Upstairs, there are three well-proportioned bedrooms and a family bathroom fitted with a bath, overhead shower, basin, and WC.

Outside, the property offers off-road parking for two vehicles to the front and a private enclosed rear garden, ideal for relaxing or outdoor dining.

Situated in a popular residential area close to highly regarded schools, local shops, and lovely countryside walks, this impressive home perfectly combines style, comfort, and convenience. Early viewing is highly recommended.

£240,000

- 3 Bed Semi Detached Property
- Popular Village Location
- Open Plan Living/Dining/Kitchen
- Stunning Kitchen Extension to the Rear
- Integrated Appliances
- Off Road Parking for 2 Vehicles
- Garage Accessed to the Rear
- Enclosed Rear Garden
- NO CHAIN



Approximate total area<sup>®</sup>  
56.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

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