



6 Robinsons Court, Ackworth, Pontefract, WF7 7FZ

Situated within a popular residential development in the sought-after village of Ackworth, this beautifully presented three-bedroom end townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for families and professionals alike.

The ground floor features a contemporary open-plan living kitchen, creating a fantastic social space for everyday family life and entertaining as well as a handy downstairs WC. The kitchen has an expanse of units, integrated oven, hob, dishwasher and space for a dining table. Double doors lead from the living space directly into the garden.

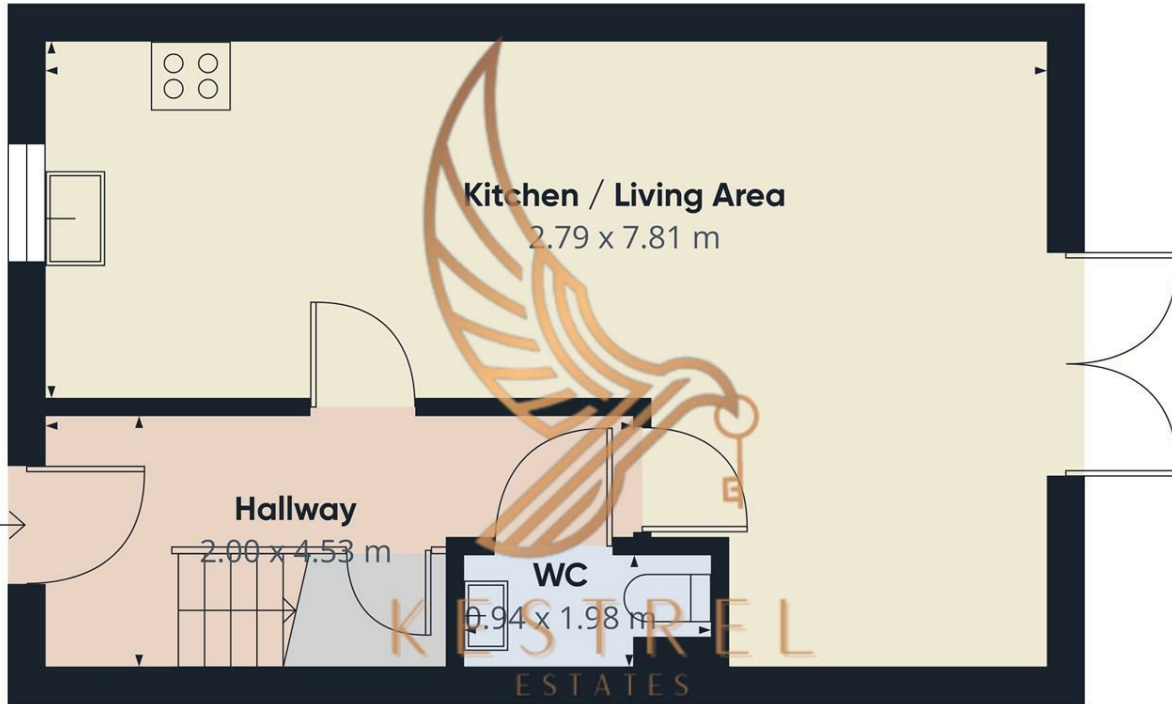
The property benefits from a well-maintained rear garden, providing a private outdoor space, together with off-road parking for two vehicles, tucked within a quiet cul de sac.

To the first floor are two well-proportioned bedrooms and a modern family bathroom. Occupying the entire second floor is an impressive master suite, complete with fitted wardrobes and en-suite shower room, offering a private sanctuary.

Combining stylish living space, practical accommodation and a desirable location close to local amenities, schools and transport links, this attractive home must be viewed to be fully appreciated.

- Three-bedroom End Townhouse Set Over Three Spacious Floors
- Stylish Open-Plan Living Kitchen
- Well-Presented Throughout and Ready to Move Straight Into
- Spacious Master Bedroom Occupying The Entire Second Floor
- En-suite Shower Room and Fitted Wardrobes to the Master Suite
- Two Further Well-Proportioned Bedrooms Located on the First Floor
- Contemporary family bathroom serving the first-floor accommodation
- Off-road parking for two vehicles
- Situated in the highly sought-after village of Ackworth, close to local amenities, schools and transport links
- Must See

£240,000



Approximate total area⁽¹⁾
37.9 m²

(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.

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Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	
(69-80) C			
(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	