



2 Bed
House - Semi-
Detached
located in
Pontefract
£230,000



enfields

Vale View
Ackworth
Pontefract
WF7 7HQ



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****NEW**EXTENDED SEMI-DETACHED HOUSE**SOUGHT AFTER VILLAGE LOCATION****

This beautifully renovated home has been upgraded by the current owners to an exceptionally high standard, creating a more versatile and contemporary living space compared to its original layout.

Tucked away along a small private road, the property is presented in excellent modern condition throughout. The accommodation features a stunning open-plan kitchen diner, which has been extended to the rear, providing a bright and spacious hub ideal for everyday living and entertaining.

The home further benefits from a secure rear garden, two generous-sized bedrooms, and modern kitchen and bathroom suites, all finished to a high specification.

Located in the highly sought-after village of Ackworth, the property is particularly popular due to its excellent range of nearby schools, including well-regarded infant, junior and private schools. The village itself offers a fantastic selection of local walks, pubs, shops, a petrol station and a doctor's surgery, making it ideal for family living.

Ackworth is also well connected, with convenient bus routes and easy access to motorway networks, while Pontefract town centre is just a short drive away.

This spacious and stylish two-bedroom home would appeal to a wide range of buyers and must be viewed to be fully appreciated.

Do not miss your opportunity to secure this superb home in a prime village location.

Living Room
12'1" x 12'12"

Log burner with hearth. Access to storage cupboard. Wood effect flooring. Central heated radiator. UPVC double glazed window to the front.

Kitchen Diner
22'8" x 9'12"

Range of high and low level kitchen units in shaker style with integrated appliances including dishwasher, oven with electric hob and extractor hood over and microwave. One and half bowl sink with drainer and mixer tap. Bifolding doors leading to the rear garden with integral blinds. Wood effect flooring. Central heated radiator.

WC
3'11" x 2'11"

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Central heated chrome towel rail.

Landing
3'2" x 4'11"

Access to the fully boarded loft, both bedrooms and the house bathroom. Carpeted throughout.

Bedroom One
10'6" x 10'9"

Built in wardrobe/storage. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

Bedroom Two
13'11" x 5'4"

Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

Bathroom
10'6" x 7'2"

White suite comprising of panel bath with chrome mixer taps. WC with low level flush. Wash hand basin with chrome mixer tap. Walk in shower. Extractor fan. Full height wall tiling. Wood effect flooring. Central heated chrome towel rail. UPVC double glazed frosted window to the rear of the property.

External

To the front of the property is a concrete hardstanding, ideal for off street parking. To the rear is an enclosed paved garden, an ideal outdoor space for entertaining.



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