



**West View, Ackworth Pontefract WF7 7AJ**

## Welcome to

### West View, Ackworth Pontefract

\*\*\*GUIDE PRICE £210,000 - £220,000\*\*\* A well presented three bedroom semi detached home in the popular village of Ackworth. This lovely property features a front porch, a modern lounge, and a fully fitted contemporary dining kitchen. Upstairs offers three bedrooms and a stylish house bathroom.



### **Entrance Porch**

With a UPVC double glazed window and composite door and vinyl floor covering.

### **Lounge**

14' 9" x 13' 2" ( 4.50m x 4.01m )

With a UPVC double glazed window to the front, laminate flooring, stairs to the first floor and a gas central heating radiator.

### **Dining Kitchen**

14' 1" x 11' 2" ( 4.29m x 3.40m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, gas hob, electric oven, tiled splash back, space for fridge freezer, ceramic sink, shelved pantry housing the boiler, plumbing for washing machine, a UPVC door to the rear and a window to the rear.

### **Landing**

### **Bedroom One**

13' x 11' 8" ( 3.96m x 3.56m )

With a window to the front aspect, storage cupboard, gas central heating radiator and access to the part boarded loft.

### **Bedroom Two**

9' 5" x 11' 2" ( 2.87m x 3.40m )

With a window to the rear, storage cupboard and a gas central heating radiator.

### **Bedroom Three**

10' 6" x 5' 7" ( 3.20m x 1.70m )

With a window to the front and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, free standing slipper bath with mixer tap, chrome heated towel rail, part tiled to walls, spot lights to the ceiling, laminate flooring and a window to the rear.

### **Rear Garden**

With a shared access path to the rear, patio seating area, timber fence surround and a very private lawned garden.



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# Welcome to West View, Ackworth

## Pontefract

- \*\*\*GUIDE PRICE £210,000 - £220,000\*\*\*
- Front porch, modern lounge, and fully fitted contemporary dining kitchen
- Three first floor bedrooms and a stylish modern house bathroom
- Allocated on street parking spaces for added convenience
- Private, enclosed rear garden ideal for outdoor entertaining

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

### £210,000 - £220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON116384 - 0004

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