

**West View, Ackworth PontefractWF7 7AJ**

william h brown

***welcome to***

## West View, Ackworth Pontefract

A smartly presented three-bedroom semi-detached home in the sought-after village of Ackworth. It offers a welcoming front porch, a modern lounge, and a sleek, fully fitted dining kitchen. Upstairs features three well-proportioned bedrooms and a stylish bathroom.





Nestled in the heart of the ever popular village of Ackworth, 18 West View is a well-presented three bedroom semi detached home. Set in a desirable residential location, this property offers an ideal opportunity for first time buyers, families, or anyone seeking a well connected yet peaceful place to call home. Stepping inside, you are greeted by a useful front porch, perfect for coats and shoes before entering the stylish interior. The modern lounge is bright and inviting, offering a comfortable space to relax and unwind. To the rear, the property boasts a fully fitted dining kitchen, complete with ample storage, integrated appliances, and space for family dining. To the first floor, the home features three well proportioned bedrooms. The accommodation is completed by a modern house bathroom, finished to a high standard. Externally, the property benefits from allocated on street parking spaces. To the rear, you'll find a private, enclosed garden, offering a peaceful outdoor retreat. With plenty of room for seating, play, or summer gatherings, it's the perfect space for those who enjoy outdoor entertaining. Ackworth itself is a highly sought after village, known for its strong sense of community and excellent local amenities. The property is close to well regarded schools, shops, parks, and everyday conveniences. For commuters, the location provides superb access to major motorway links, making travel to nearby towns and cities quick and straightforward.

**Entrance Porch**

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

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

**Landing**

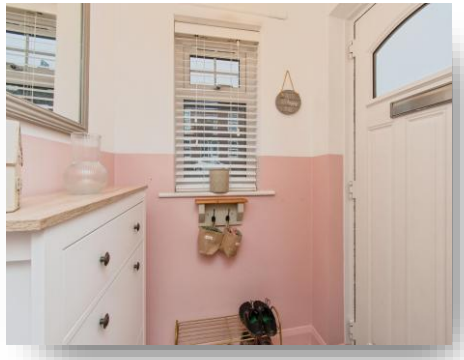
**Bedroom One**
13' x 11' 8" ( 3.96m x 3.56m )

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

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

**Bathroom**

**Rear Garden**







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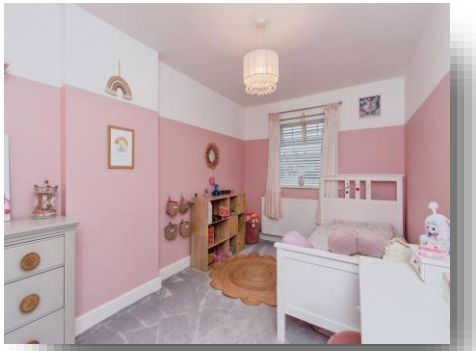
# West View

- 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
- Close to local amenities, good schools, and major motorway links

Tenure: Freehold EPC Rating: C
Council Tax Band: B










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
PON120245 - 0002

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