

23 Woodleigh Crescent, Ackworth, Pontefract, WF7 7JG

Situated in the highly sought-after village of Ackworth, this charming two-bedroom bungalow offers well-presented accommodation ideal for those looking to downsize whilst still enjoying comfortable and spacious living.

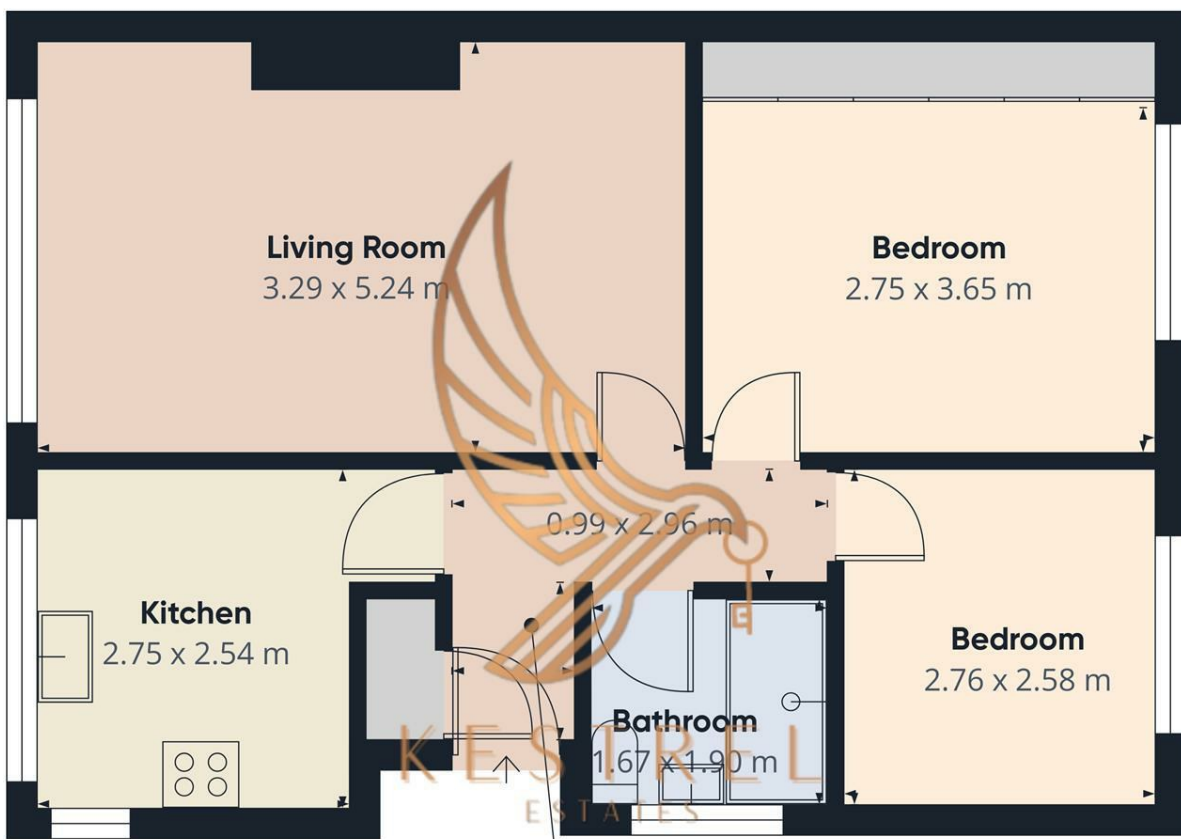
The property briefly comprises an inviting hallway, fitted kitchen, excellent lounge filled with natural light, two well-proportioned bedrooms, and a well-maintained shower room. Externally, the bungalow benefits from off-road parking, a garage, and a glorious enclosed garden, perfect for relaxing or entertaining.

Further enhancing the appeal are the added benefits of solar panels, helping to improve energy efficiency and reduce running costs.

Early viewing is highly recommended to fully appreciate all this delightful bungalow has to offer.

- 2 Bedroom Semi Detached Bungalow
- Great Location
- Spacious Lounge
- Modern Shower Room
- Beautiful Garden
- Solar Panels
- Detached Garage & Off Road Parking
- No Chain

£215,000



Approximate total area[®]
52.1 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.

GIRAFFE360



Hallway
1.21 x 0.95 m

Floor 0 Building 1

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