

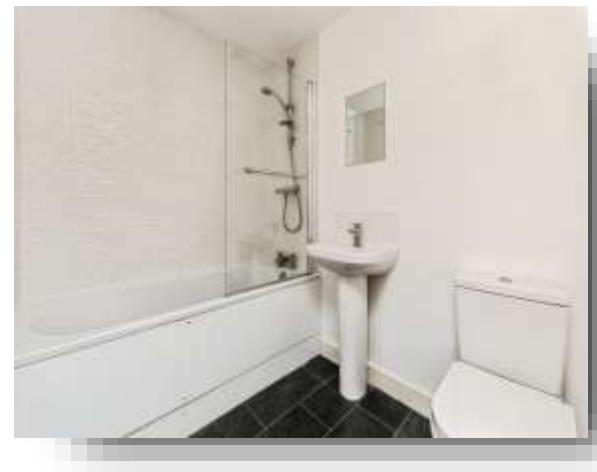


Outfield Drive, Ackworth Pontefract WF7 7FN

Welcome to

Outfield Drive, Ackworth Pontefract

GUIDE PRICE £160,000 - £170,000 Modern two bedroom three-storey townhouse in Ackworth's popular Strata Homes development, offered with NO ONWARD CHAIN. Features open-plan living, ensuite master, allocated parking, and village charm—ideal for first-time buyers or professionals.



Entrance Hall

With a rear entrance door, storage cupboard, consumer unit, a gas central heating radiator and stairs to the first floor.

Bedroom Two

15' 4" x 9' 1" (4.67m x 2.77m)

With two UPVC double glazed window to the side, a UPVC double glazed window to the front aspect and a gas central heating radiator.

Shower Room

A three piece suite consisting of a low level flush WC, wash hand basin, shower cubicle, vinyl flooring, part tiled walls, gas central heating radiator, extractor fan and under stairs storage cupboard.

First Floor

Kichen/ Lounge

15' 3" x 11' 10" (4.65m x 3.61m)

A fully fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, electric oven and hob, extractor hood, space for fridge, space for freezer, part laminate, stairs to second floor, gas central heating radiator, a UPVC double glazed window to the front and two UPVC double glazed windows to the side aspects.

Second Floor

Bedroom One

15' 3" x 11' 9" (4.65m x 3.58m)

With two UPVC double glazed windows to the side aspect, a UPVC double glazed window to the side aspect and gas central heating radiator. Access into the ensuite and access to the loft.

Ensuite

A three piece suite consisting of a low level flush WC, wash hand basin, bath with shower over, extractor fan, part tiled walls, vinyl flooring, and a gas central heating radiator.

Exterior

Paved bin storage area and a small lawn to the side. Allocated parking for two cars.



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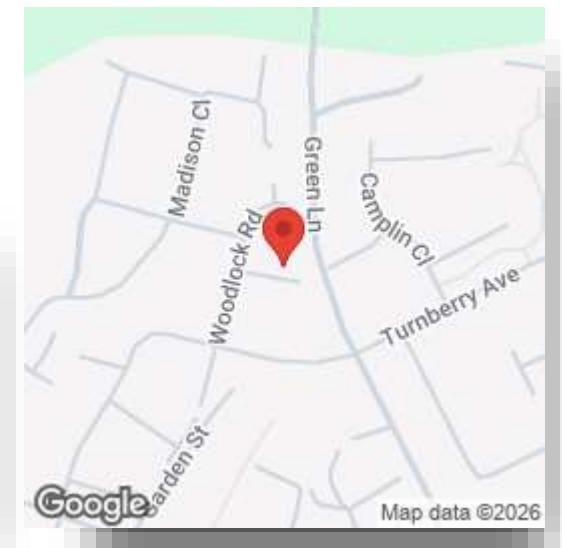
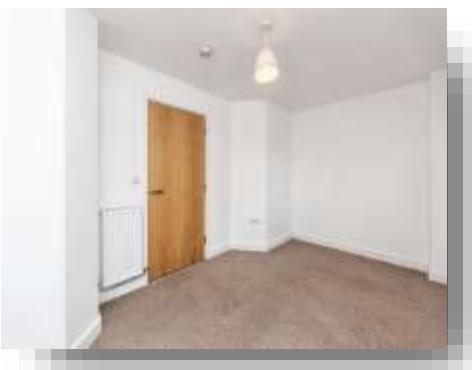
- ***GUIDE PRICE £160,000 - £170,000***
- Two Bedroom Townhouse
- NO ONWARD CHAIN
- Three Storey Living
- Allocated parking for two vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: A

Guide price

£160,000 - £170,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON119232 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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