



CROWN

ESTATE AGENTS

West View, Pontefract



£850 PCM



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****AVAILABLE SOON****

Situated within the very much sought after village of Ackworth surrounded by beautiful countryside views within close proximity of local amenities such as schools, doctors, corner shops and eateries. A short drive away from the A1 and bus routes to Wakefield and Barnsley.

Contact Crown Estate Agents today to arrange your viewing as desirable properties such as this do not stay on the market for long!



- Semi-Detached House
- Three Bedrooms
- Family Bathroom
- Dining Kitchen
- Enclosed Garden to Rear
- Garage
- Council Tax Band B
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Front Garden

Lawned with flower and shrub borders, paved pathway and pathway to side and rear of house.

Entrance Hall

4'0" x 3'5" (1.22 x 1.04)

Upvc door, Upvc window, laminate floor.

Lounge

17'8" x 13'11" (5.38 x 4.24)

Upvc window, fire surround housing living flame gas fire, laminate floor, dado rail, coved ceiling, staircase to first floor.

Kitchen Diner

13'11" x 10'5" (4.24 x 3.18)

Wall and base units with work surfaces over incorporating a sink unit with mixer tap over and part tiled walls to compliment, double electric oven with gas hob and extractor hood, space for washing machine, laminate floor, radiator, built in cupboard housing boiler, Upvc window and stable style door to rear garden.

First Floor Landing

Bedroom 1

14'5" x 8'1" (4.39 x 2.46)

Upvc window, coved ceiling, radiator.

Bedroom 2

10'7" x 8'7" (3.23 x 2.62 (3.22 x 2.61))

Upvc window, coved ceiling, radiator, built in cupboard, laminate floor.

Bedroom 3

11'3" x 5'6" (3.43 x 1.68)

Upvc window, radiator, storage cupboard, coved ceiling.

Family Bathroom

7'4" x 4'10" (2.24 x 1.47)

White suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, tiling to walls, laminate floor, Upvc window.

Garage

In separate block at end of cul de .

Rear Garden

Enclosed lawned area with flower, tree and shrub borders, paved patio.



Floor Plan




TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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