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Banks Avenue, Ackworth

£260,000

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A beautifully presented semi detached house located in a quiet development well placed for access to excellent local amenities and schools. An excellent property for a growing family, the extended accommodation now offers modern open plan dining with access to the rear garden making it a great home for entertaining. Viewing is strongly recommended and the property is also offered with the benefit of no onward chain.

- Sought after residential village well served with amenities
- Extended and well presented family home
- Reception Hall with oak flooring
- Large lounge with muti-fuel stove
- Extended , open plan dining kitchen with extensive units and integrated appliances
- Two double and a single bedrooms
- House bathroom with white suite, separate grond floor claokroom
- Gardens to front and rear, open ground beyond the rear garden
- EPC Grade D Council Tax Band C
- Freehold

Ground Floor
2'4" x 7'3" (0.73 x 2.21)

Entrance Lobby
7'3" x 2'4" (2.21 x 0.73)
Entered through a modern composite and glazed door and adjoining side light, this is a useful space to shed your shoes before entering the property proper.

Entrance Hall
12'1" x 5'6" (3.70 x 1.70)
With timber and glazed door and side panel giving natural light into this welcoming reception space which has oak flooring and stairs leading to the first floor

Living Room
20'8" x 12'4" to 9'9" (6.30 x 3.76 to 2.98)
A great size living room with wide front facing window supplying ample natural light and having two central heating radiators, coved ceiling and fireplace housing a multi fuel stove for those cosy winters evenings. Twin bifold timber and glazed doors lead through to the wonderful

Kitchen/Diner
16'11" x 10'4" plus 9'0" x 7'11" (5.16 x 3.15 plus 2.76 x 2.43)
An extremely functional and well fitted open plan entertaining space with the kitchen area being fitted with a range of modern units including extensive base cupboards and drawers surmounted by oak work surfaces framing the twin bowl Belfast style sink, wall cupboards, slot in cooker with extractor hood over, integrated dishwasher and washing machine, oak flooring, two rear facing velux window and standard window, side door to the garden and French windows to the rear garden, central heating radiator.

Cloakroom
7'2" x 2'3" (2.19 x 0.69)
A useful addition with oak flooring, low level flush WC and wash hand basin together with an extractor fan

First Floor Landing
Staircase with oak and chrome spindle balustrade leading to the landing with side facing window and loft ladder access to the roof void.

Bedroom 1
11'6" x 11'3" (3.53 x 3.45)
Having a built in cupboard, wide front facing window for natural light and central heating radiator

Bedroom Two
11'9" x 8'11" (3.59 x 2.73)
Great size second bedroom with rear facing window and central heating radiator

Bedroom Three
9'4" x 6'3" plus recess (2.87 x 1.93 plus recess)
AN extended single bedroom facing to the front and having a feature partly pitched ceiling, and central heating radiator

Family Bathroom
6'4" x 5'4" (1.94 x 1.65)
Attractive modern bathroom with white suite including panelled bath with shower over, wash hand basin and low level WC. Tiled surround, chrome ladder style towel warmer and rear facing uPVC window.

External
To the front is an enclosed garden area with immaculately manicured hedge for privacy and with twin gates to the side leading onto a wide driveway which offers ample parking and leads to an old garage. The rear garden is well maintained and has a timber deck with pergola by the french windows, lawn, flower borders and enjoys open ground beyond the rear boundary.

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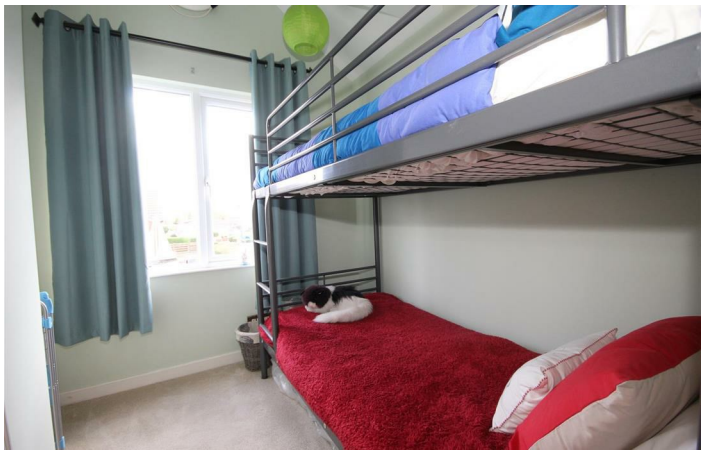

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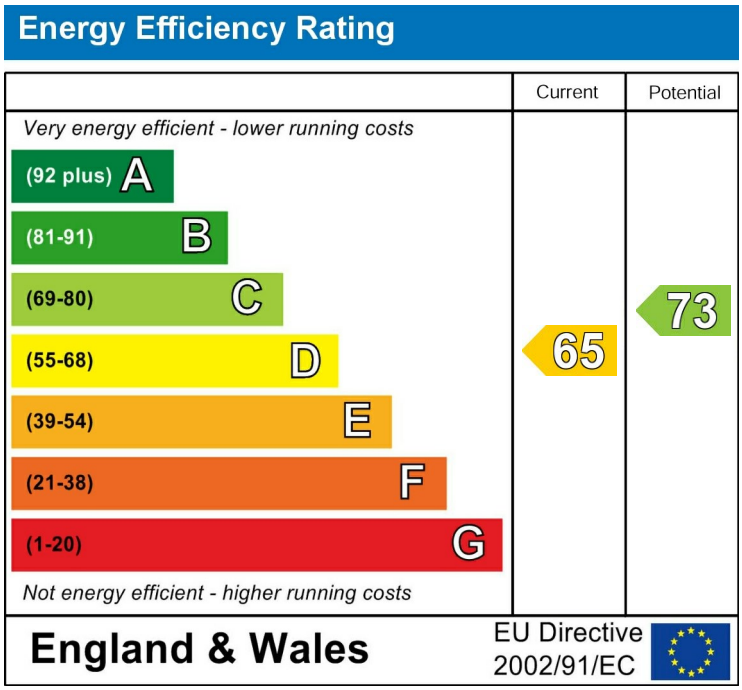
Floor Plan



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