Richard Kendall Estate Agent

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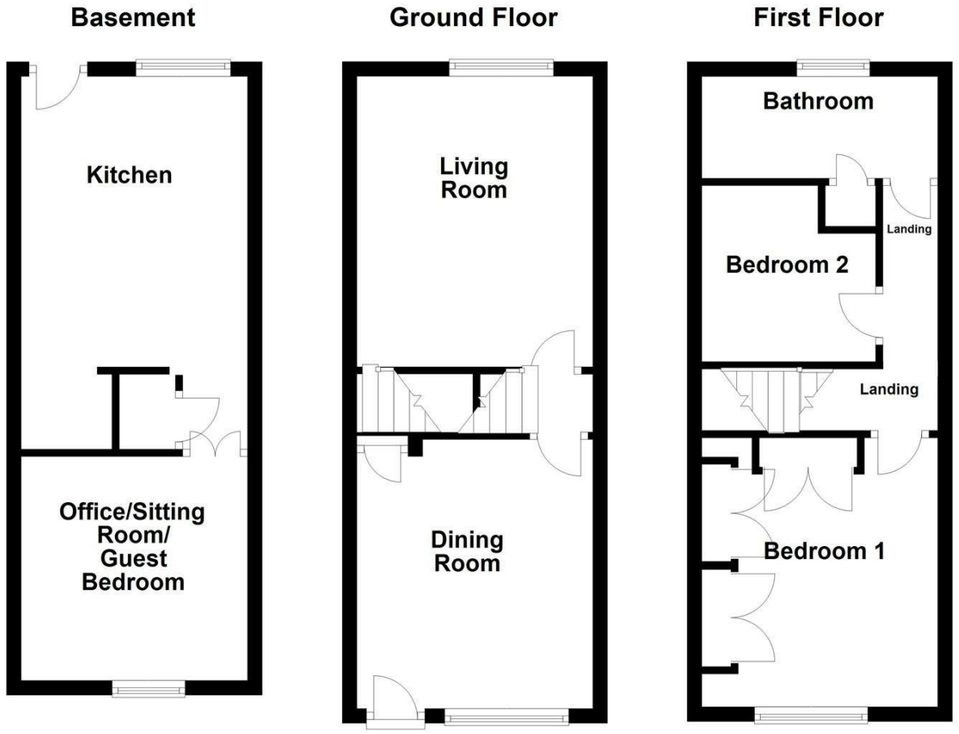


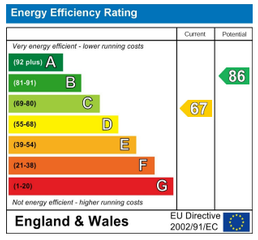
17 Bell Lane, Ackworth, Pontefract, WF7 7JA

For Sale Freehold £179,950

Situated in Ackworth close to shops and amenities is this well presented two bedroom mid terrace property benefiting from rear garage, gardens and is sat over three floors.

The accommodation briefly comprises to the ground floor of dining room, living room and to the lower level there is the fitted kitchen diner with downstairs reception room/office. To the first floor there are two bedrooms and family bathroom/w.c. Externally the property benefits from rear garden and patio seating. A detached garage for storage. To the front there is a low maintenance yard.

The property is ideally located for all local shops and amenities that Ackworth has to offer. It would make a superb first or second time home and a viewing is highly recommended.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

ACCOMMODATION

RECEPTION ROOM / DINING ROOM
10'7" x 12'0" (3.23m x 3.68m)
Entrance door, UPVC double glazed window to the front, central heating radiator, feature fireplace with wood surround, door leading to the inner hallway.

INNER HALLWAY
Door into the living room and door with staircase to the first floor.

LIVING ROOM
10'4" x 13'1" (3.17m x 3.99m)
UPVC double glazed window to the rear elevation, central heating radiator.

LOWER LEVEL FLOOR

KITCHEN DINER
UPVC double glazed door to the rear elevation with frosted window panel, fitted kitchen with an array of wall and base units for storage, laminate worktops, space for six ring gas cooker, stainless steel splash back and cooker hood, 1 1/2 sink and drainer unit with mixer tap, space for a washing machine, space for a fridge freezer, space for a dryer, central heating radiator with Island breakfast bar. Built in understairs storage and access to office.

SITTING ROOM/OFFICE/GUEST BEDROOM
10'6" x 10'0" (3.22m x 3.06m)
UPVC double glazed window to the front, central heating radiator, wood effect laminate and is currently used as sitting room/office/guest bedroom.

FIRST FLOOR LANDING
Provides access to the bedrooms and family bathroom/w.c.

BEDROOM ONE
12'0" x 12'0" (3.68m x 3.66m)
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes to two sides.

BEDROOM TWO
7'4" x 8'0" (2.25m x 2.45m)
UPVC double glazed window to the side elevation, central heating radiator.

FAMILY BATHROOM/W.C.
10'4" x 4'7" (3.15m x 1.41m)
Frosted UPVC double glazed window to the rear, wall mounted shower over the bath, vanity wash hand basin with hot and cold taps, low level flush w.c., central heating radiator, built in storage cupboard, tiled walls, spotlights to the ceiling.

OUTSIDE
To the rear there is a stone patio seating area with steps up leading to a low maintenance lawn with soil, bush and shrubbery borders leading to a space for bin storage. A detached garage with up and over door used for storage. To the front there is a low maintenance yard with steps to the property.

COUNCIL TAX BAND
The council tax band for this property is A

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.