

## 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.

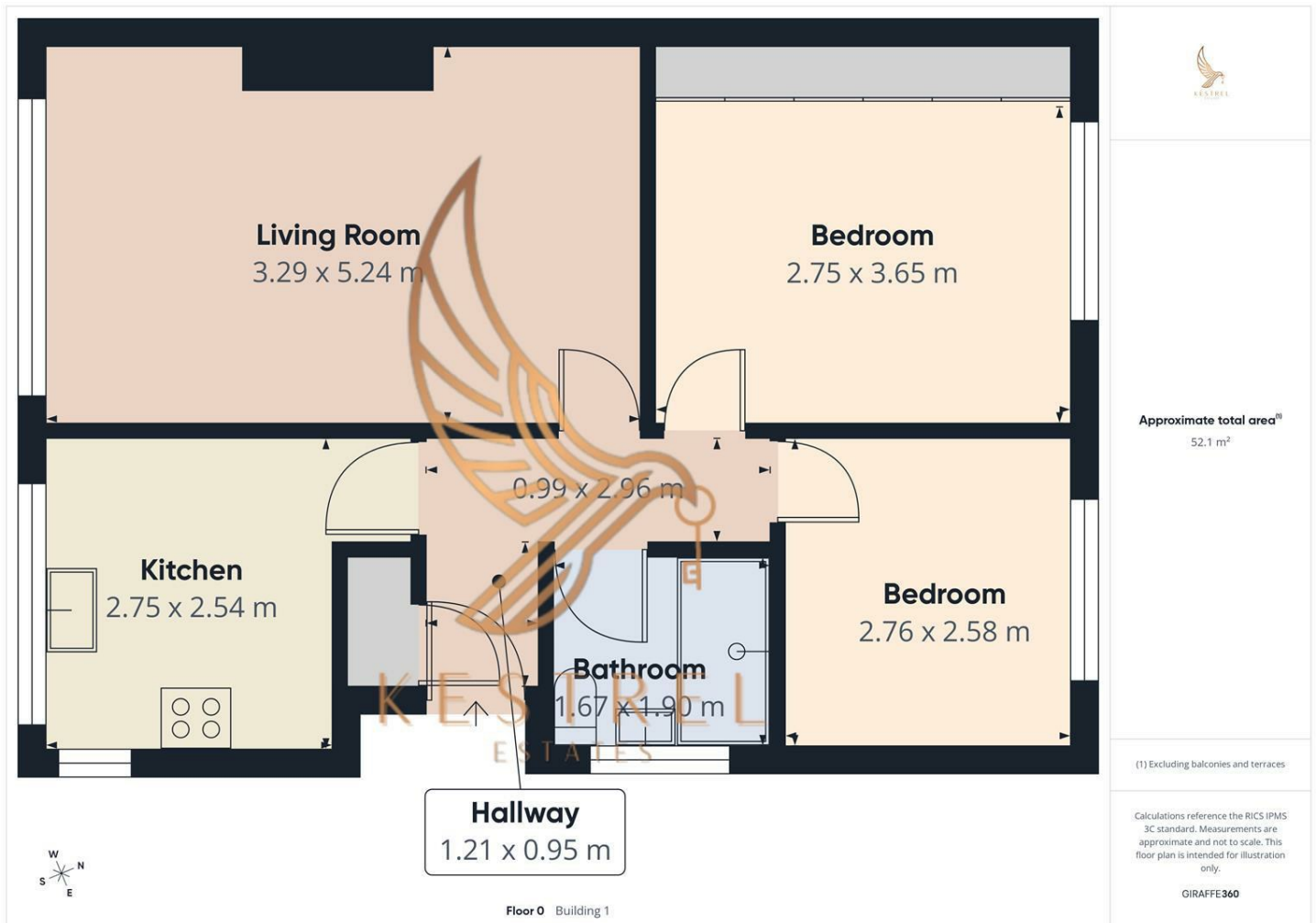
The property briefly comprises an inviting hallway, fitted kitchen, excellent lounge filled with natural light, two well-proportioned bedrooms, and a well-maintained shower room. Externally, the bungalow benefits from off-road parking, a garage, and a glorious enclosed garden, perfect for relaxing or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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	