



## 2, 62 Pontefract Road, Ackworth, Pontefract, WF7 7LL

Situated in the heart of the ever-popular village of Ackworth, this beautifully presented two-bedroom home offers stylish and practical living, ideal for first-time buyers, professionals, downsizers, or investors.

The property features a porch, spacious and inviting lounge, with feature brick wall, perfect for relaxing or entertaining, alongside an impressive modern kitchen/dining room finished to a high standard with plenty of workspace and storage.

To the first floor are two well-proportioned bedrooms and a contemporary family bathroom with bath, shower cubicle, WC and sink, providing comfortable accommodation throughout.

Externally, the property benefits from a lovely courtyard location and off-street parking as well as a garden, adding further convenience to this attractive home.

Ideally located close to local amenities, well-regarded schools, and excellent transport links, this is a fantastic opportunity to purchase a home in a highly desirable location. Perfect for first time buyers or downsizers

- Beautiful 2 Bed Terrace
- Popular Location
- Spacious Lounge with Feature Wall
- Open Plan Kitchen/Diner
- Stunning Kitchen With Integrated Oven
- 2 Double Bedrooms
- Gorgeous Bathroom with Bath & Shower
- Perfect for First Time Buyers
- Off Road Parking
- Must See

**£210,000**



Approximate total area<sup>(1)</sup>  
38.7 m<sup>2</sup>

KESTREL  
ESTATES



Floor 0

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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>	69	
(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	