



33 Hardakers Lane, Ackworth, WF7 7JS

Hardaker's Lane, Ackworth | Extended & Beautifully Presented Home | Sought-After Village Location

Located on the ever-popular Hardaker's Lane in the desirable village of Ackworth, this extended and immaculately presented home offers stylish, well-planned accommodation set over 4 floors, that is sure to impress a wide range of buyers.

The property has been thoughtfully extended to the rear, creating a stunning dining area bathed in natural light from Velux windows — the perfect space for entertaining or enjoying family meals. The cosy lounge provides a warm and inviting space, while the beautiful kitchen is both practical and elegant, offering ample storage and workspace.

A useful cellar provides excellent additional space, currently utilised as a utility area and storage — adding to the practicality of this superb home.

To the first floor are two excellent-sized bedrooms, including a generous master bedroom benefitting from its own en-suite facilities. A further attic room offers versatile additional space,

- Gorgeous 2 Bed Inner Terrace
- Immaculately Presented Inside & Out
- Light & Airy Dining Room,
- Cosy Lounge
- Kitchen with Integrated Appliances
- Cellar with Utility
- 2 Double Bedrooms
- Attic SPace
- Off Road Parking to Rear
- Perfect for First Time Buyers

£235,000



Approximate total area⁽¹⁾
44.5 m²

(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

Floor 0

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	