



# MOVE MAKER

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**52 Bell Lane**

Ackworth, Pontefract, , WF7 7JH

**Offers In Region Of £130,000**

## Property Features

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- Stone built Mid Terraced House
- Lounge
- Breakfast kitchen
- Two Bedrooms
- Bathroom
- Off street parking for one car
- Popular village
- Easy reach of local shops/school
- Well presented

## Full Description

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### FRONT

Low maintenance area to the front with pebbled area. Stone wall along the front with timber fencing above and wrought iron double gates giving access to off street parking. A Upvc front entrance door leads into the lounge.

### LOUNGE

14' 11" x 12' 04" (4.55m x 3.76m)

Decorated in neutral shades with contrasting feature wall and coving to the ceiling and having highly polished wood effect laminate flooring. Radiator with thermostat valve. Open plan stair case to the first floor. Open archway leading to the kitchen.



### ADDITIONAL PHOTO



### BREAKFAST KITCHEN

16' 03" x 6' 10" (4.95m x 2.08m)

Having a good range of beech veneer base and wall units with chrome handles and corner shelving. Black granite work surfaces extending to form a breakfast bar. Zanussi electric oven and grill with 4 ring gas hob and extractor above. Stainless steel sink with mixer tap. Terracotta/cream tiles to the splash backs, feature white painted beams, coving to the ceiling and polished wood effect laminate flooring. Radiator with thermostat valve. Upvc entrance door out to the side.



ADDITIONAL PHOTO



STAIRS

Decorated in neutral shades. Stairs leading to the first floor.



LANDING

12' 09" x 2' 02" (3.89m x 0.66m)

In neutral shades and having polished wood effect laminate flooring.



BEDROOM ONE

11' 04" x 10' 00" (3.45m x 3.05m)

In neutral shades with coving to the ceiling and highly polished wood effect laminate flooring. Radiator with thermostatic valve. Window overlooking the front. Built in wardrobe with sliding mirror doors.



BEDROOM TWO

10' 00" x 7' 00" (3.05m x 2.13m)

A rear facing room decorated in neutral shades and having polished wood effect laminate flooring. Radiator with thermostatic valve.



## BATHROOM

6' 09" x 6' 05" (2.06m x 1.96m)

Light grey panelled walls with chrome inlay. Panelled ceiling with down lights. Charcoal laminate flooring. Three piece white suite comprising wc, pedestal wash basin and panelled bath with mains fed shower and side screen. Chrome towel rail/heater. Vanity unit/mirror with lighting.



## SIDE

Accessed via double gates down the side of the property providing off street parking for one car.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		



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