



HODSONS



ASKING PRICE

£245,000

Turnberry Avenue

Ackworth, WF7 7FB



HODSONS

PROPERTY SUMMARY

This modern three-storey semi-detached home in sought-after Ackworth offers stylish and spacious living. The open-plan lounge/diner and contemporary kitchen feature integrated appliances and French doors leading to a low-maintenance enclosed garden with a useful stone built garden store. The first floor has two bedrooms and a main bathroom, while the top-floor master suite boasts fitted wardrobes and an en suite. With off-road parking, excellent local amenities, schools, and transport links, and no onward chain, this home is perfect for first-time buyers, families, or investors.

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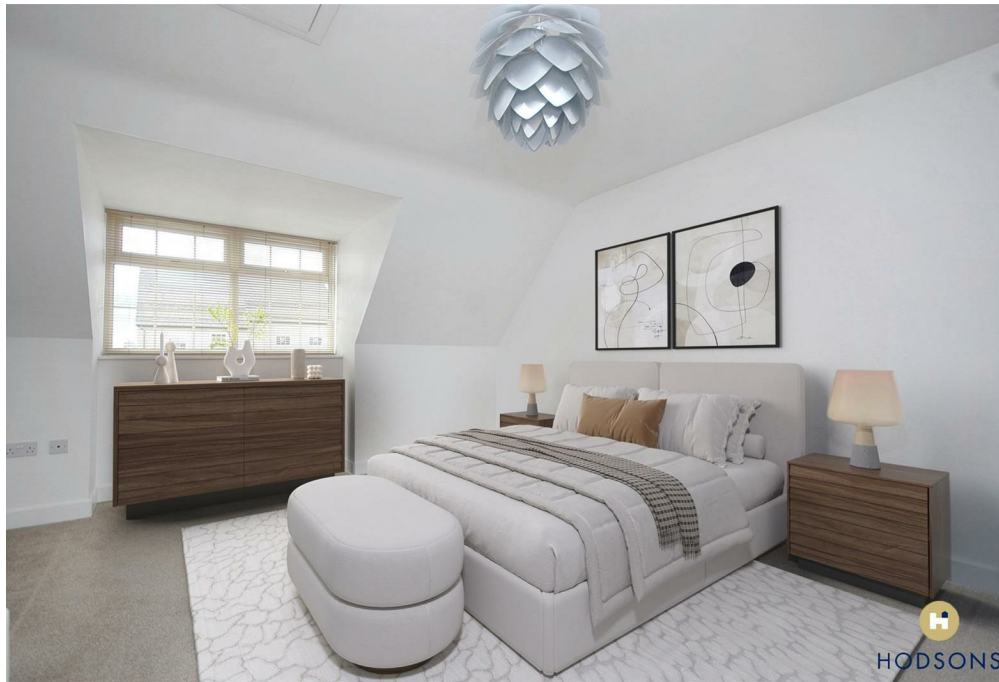


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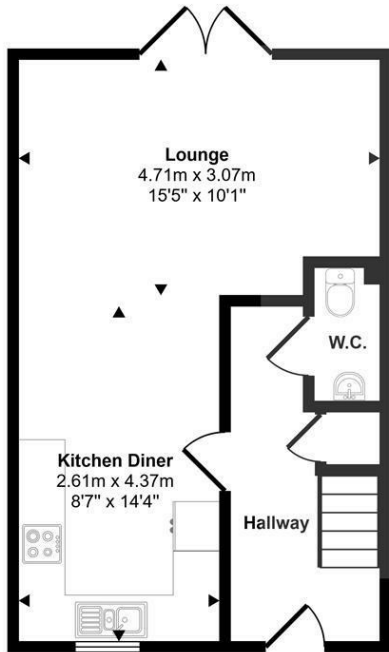


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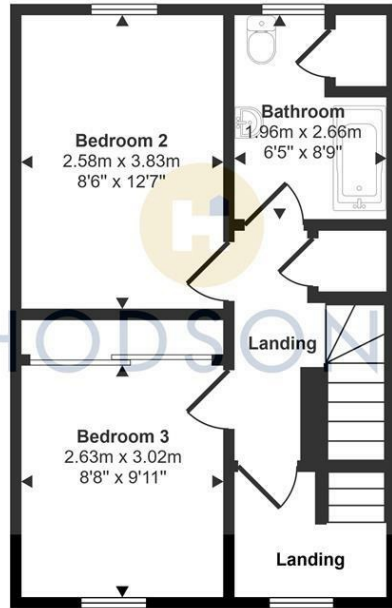




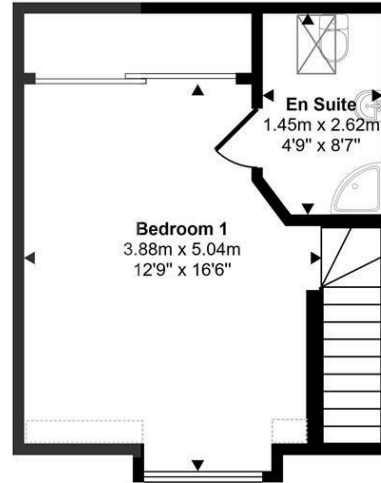
Approx Gross Internal Area
98 sq m / 1058 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft



First Floor
Approx 36 sq m / 387 sq ft



Second Floor
Approx 26 sq m / 285 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Wakefield Metropolitan District council

TENURE

Freehold

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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