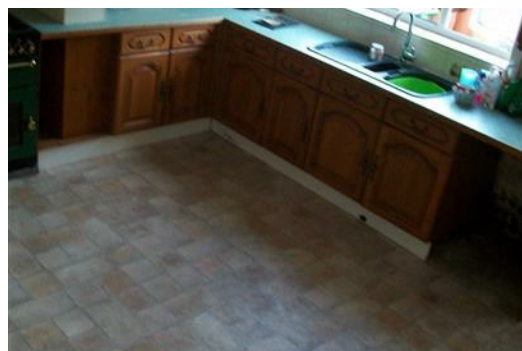




63, Bell Lane, Pontefract, Yorkshire, WF7 7JJ

Situated in the sought after village of Ackworth is this two bedroom end terrace property which needs slight modernisation and could be an ideal rental opportunity. Briefly comprising of entrance hallway, lounge, dining, kitchen, two bedrooms, bathroom and two spacious bedrooms. Outside there is an allocated parking space. An internal inspection comes highly recommended.




Kitchen 12'5" x 12'5" (3.8 x 3.8)

Living Room 11'5" x 12'1" (3.5 x 3.7)

Main Bedroom 1 11'9" x 12'5" (3.6 x 3.8)

Bedroom Two 9'10" x 6'6" (3.0 x 2.0)

Bathroom 12'9" x 6'6" (3.9 x 2.0)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	