



Woodlock Road, Ackworth

£875 PCM


MARTIN&CO

Woodlock Road, Ackworth

Date Available: 20th March 2025

Deposit: £1,009

Unfurnished

Council Tax Band: A

• TWO BEDROOM HOUSE

• VILLAGE LOCATION

• SHOWER ROOM/DOWNSTAIRS W.C

• OPEN PLAN LIVING/DINING/KITCHEN

• STUNNING MASTER BEDROOM WITH EN SUITE

• FITTED WARDROBES

• OFF ROAD PARKING

• COUNCIL TAX BAND A, EPC BAND C

• SORRY NO PETS

• VIRTUAL VIEWING AVAILABLE

TWO BEDROOM TOWNHOUSE on the Strata development in ACKWORTH. The property comprises two bedrooms, shower room, living room/ kitchen and main bedroom with en-suite. Off street parking. Virtual viewing available.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(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	

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

Approximate total area⁽¹⁾
635.21 ft²
59.01 m²

Reduced headroom
6.21 ft²
0.58 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.