



# HODSONS



PCM

**£2,000 PCM**  
**Station Road**  
Pontefract, WF7 7LU



## PROPERTY SUMMARY

A stunning barn conversion situated in the highly sought-after village of Ackworth. This exceptional home seamlessly blends contemporary living with traditional charm, featuring exposed character beams throughout that enhance the property's unique appeal. The accommodation is both spacious and versatile, offering three generously sized bedrooms, including an impressive master suite with en-suite shower room and dressing room. There are three well-proportioned reception rooms alongside a large open-plan kitchen/diner, ideal for modern family living and entertaining. Externally, the property benefits from gated parking and a private garden, all set within this popular and desirable village location.

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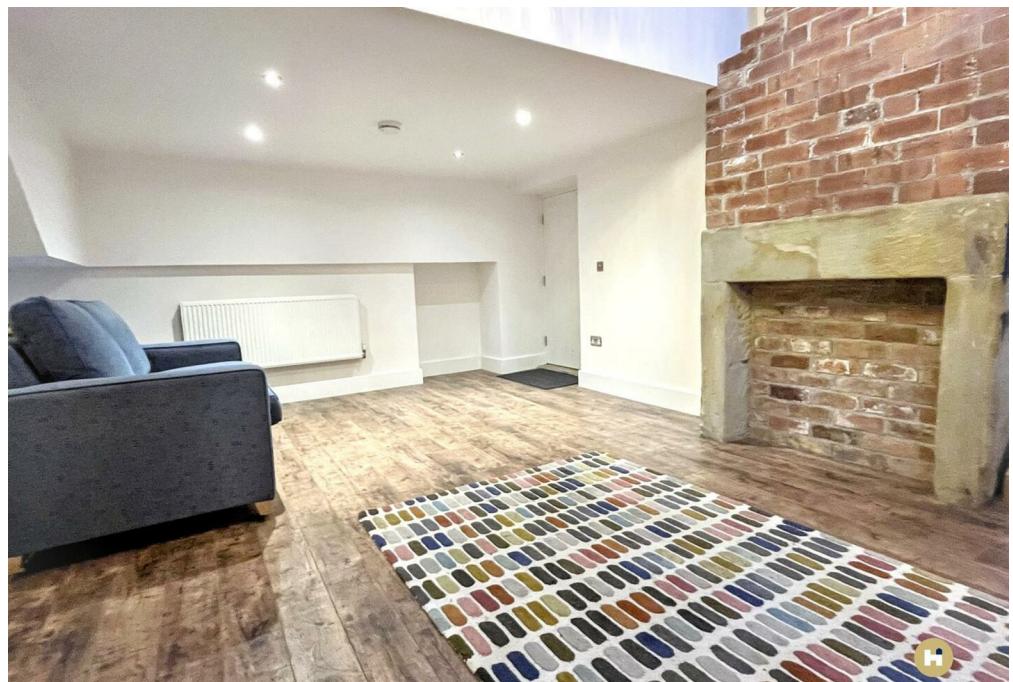


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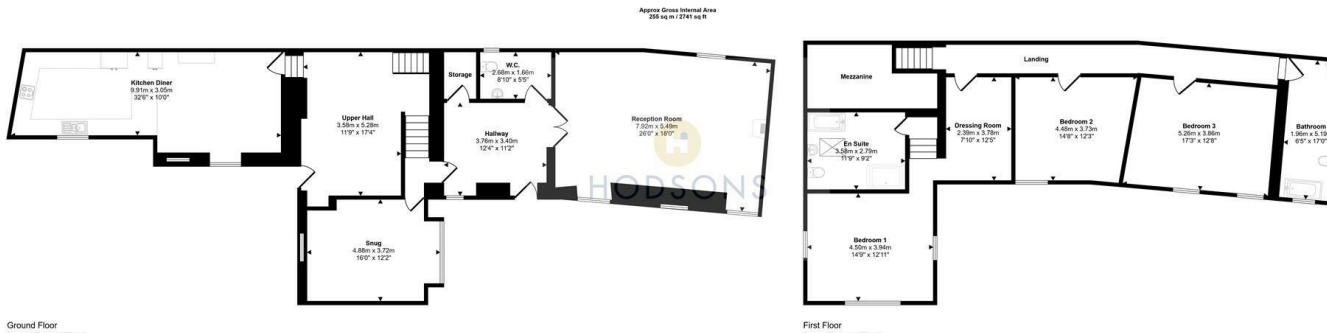


**LOCAL AUTHORITY**  
Wakefield Metropolitan District council

**TENURE**

**COUNCIL TAX BAND**  
G

**VIEWINGS**  
By prior appointment only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82
(81-91)	B	76
(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



**HODSONS**

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