



99 Mill Gate, Ackworth, Pontefract, Yorkshire, WF7 7PJ

This magnificent 4-bedroom detached home with an integrated garage sits in the highly sought-after village of Ackworth.

The property showcases a contemporary kitchen featuring an island, a cosy living room featuring a beautiful multifuel stove, a dining room, and a conservatory that opens onto the meticulously maintained enclosed garden.

Upstairs you will discover four bedrooms, including a generously sized master bedroom with expansive fitted furniture, as well as a house bathroom.

This beautiful home is ready to move into and be loved by any family, being close to good schools, amenities and commuter links this property has everything you could ever want and need,

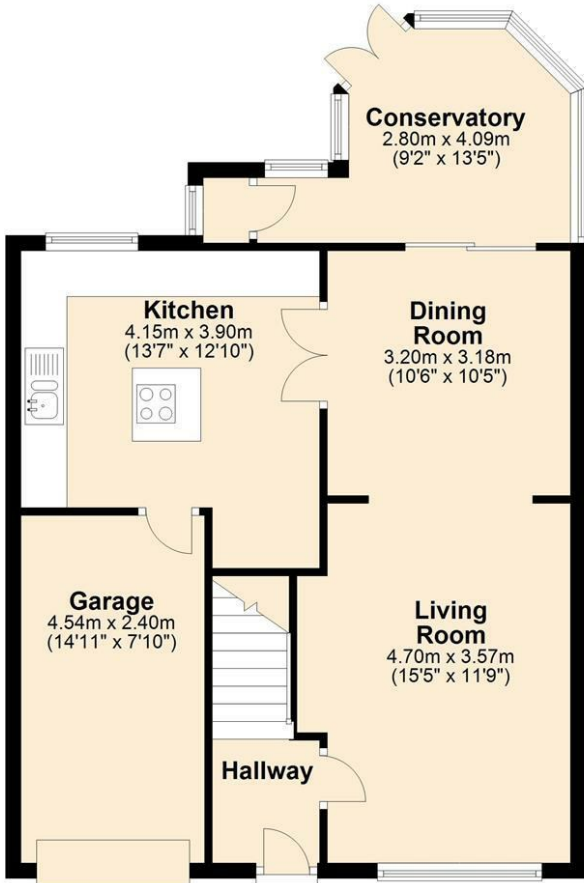
Contact us promptly to secure your viewing.

£330,000

- Gorgeous 4 Bed Detached Home
- Conservatory to the rear
- Plenty of Parking to the front
- Enclosed Garden to the rear
- Stunning Feature Multifuel Stove
- Close to Excellent Schools
- ACKWORTH - NOT TO BE MISSED

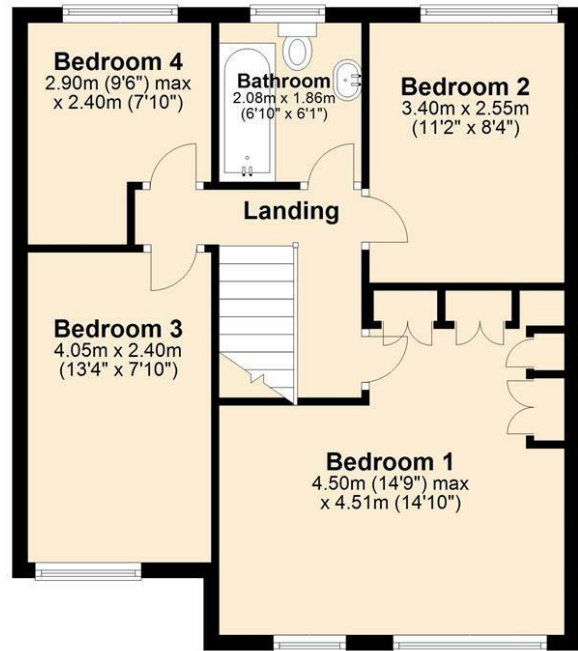
Ground Floor

Approx. 66.9 sq. metres (719.9 sq. feet)



First Floor

Approx. 53.7 sq. metres (578.1 sq. feet)



Total area: approx. 120.6 sq. metres (1298.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	86
	EU Directive 2002/91/EC		