



**Denton Gardens, Ackworth**

**£275,000**

**MARTIN & CO**

## Denton Gardens, Ackworth

House - Link Detached  
3 Bedrooms, 3 Bathroom

£275,000

- LIVING ROOM WITH PATIO DOORS TO REAR GARDEN
- SEPARATE DINING ROOM
- LINK DETACHED - JOINED BY A GARAGE TO NEIGHBOURING PROPERTY
- THREE DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- BATHROOM WITH SHOWER OVER THE BATH
- FURTHER SEPARATE W.C.
- GARAGE. GARDENS TO FRONT AND REAR
- COUNCIL TAX BAND D
- WOULD BENEFIT FROM UPDATING

Set in a quiet CUL DE SAC just off Mill Lane, we recommend an early viewing on this link-detached THREE DOUBLE BEDROOM house to appreciate the space on offer. TWO RECEPTION ROOMS. Garage, gardens to front and rear. Would benefit from updating. Sold with no upward chain.



If you're looking for a new family home to put your own stamp on this three double bedroom link detached house could be just what you've been searching for. Offered with no onward chain, the accommodation briefly comprises:

Ground floor - Entrance hall, through living room, kitchen, dining room.

First floor - Three double bedrooms, bathroom, further w.c.

Outside - Garage, driveway, gardens to front and rear.

**ENTRANCE HALL**

The main entrance to the house opens into a small hallway, with stairs to the first floor. Doors to the living room and dining room.

**LIVING ROOM**

A spacious room, with window to the front and patio doors opening onto the rear garden. Feature fireplace.

**DINING ROOM**

Accessed from both the hall and kitchen, this second reception room has windows to the front and side elevations.

**KITCHEN**

Fitted with a range of base and wall units, one of which houses the gas central heating boiler. Built under double oven, gas hob with stainless steel splash-back and chimney style extractor over. Laminate worktops with matching up-stand and further wall tiling. Inset stainless steel sink with mixer



tap. Space and plumbing for a washing machine. Walk in under stairs cupboard. Door to the living room and external door giving access to the rear garden. Window overlooking the rear garden.

**BEDROOM**  
With fitted wardrobes and window to the front elevation.

**BEDROOM.**  
A double room with window overlooking the rear garden.

**BEDROOM..**  
A further double bedroom with fitted wardrobes. Window to the front aspect.

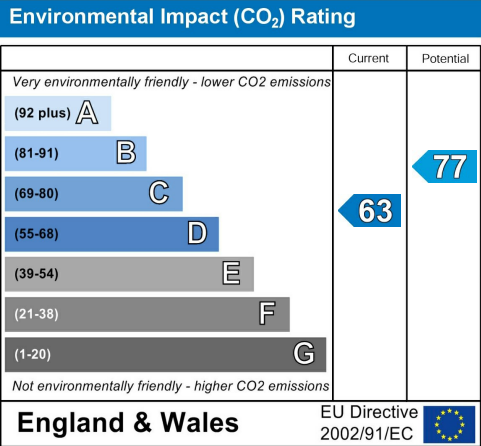
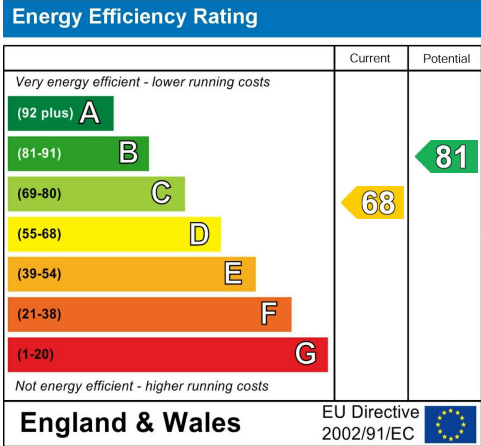
**BATHROOM**  
With 3 piece suite comprising bath with shower over, w.c. and pedestal basin. Windows to the rear elevation.

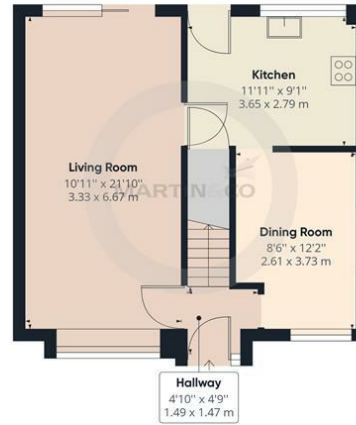
**WC**  
Separate w.c. accessed from the landing.

**OUTSIDE**  
The garage is accessed from the driveway by an up and over door, but benefits from pedestrian access from the rear. Driveway parking and mainly lawned garden to the front. The rear garden is mainly lawned with a path set amongst the mature trees.

**SERVICES AND AGENT NOTE**  
The property is understood to benefit from mains gas central heating, electricity, water and drainage.

Council tax band D.  
The property is currently tenanted but will be available with vacant possession.





Ground Floor



Floor 2

Approximate total area<sup>(1)</sup>

977.99 ft<sup>2</sup>  
90.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360

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**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.

