



**Mill Gate, Ackworth, Pontefract**

**GUIDE PRICE £325,000 - £350,000**

  
**MARTIN&CO**



# Mill Gate, Ackworth, Pontefract

## House

### 5 Bedrooms, 2 Bathroom

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- GUIDE PRICE £300,000 TO £330,000. LOCATION, LOCATION, LOCATION! OPPORTUNITY TO ACQUIRE AN IMMACULATE EXPANSIVE FAMILY HOME
- FORECOURT, DRIVEWAY and DETACHED GARAGE TO THE SIDE OF THE PROPERTY PROVIDES AMPLE OFF STREET PARKING
- IDEAL FOR THE COMMUTER LOOKING FOR A VIBRANT VILLAGE LIFESTYLE YET HAVING OPEN FIELDS & FARMLAND CLOSE BY
- CONVENIENTLY LOCATED NEXT TO LOCAL SCHOOL..CLOSE TO LOCAL AMENITIES, SHOPS, SUPERMARKET, VILLAGE PUBS & EATERIES
- A INTERNAL INSPECTION REQUIRED TO APPRECIATE THE LIVING ACCOMMODATION OFFERED.
- SIDE ENTRANCE PORCH/BOOT ROOM, WET ROOM, OPEN KITCHEN/DINING SPACE, TWO RECEPTION ROOMS & CONSERVATORY
- FIRST FLOOR LANDING WITH 5 BEDROOMS OFF AND HOUSE BATHROOM WITH SHOWER
- GOOD SIZE FRONT GARDEN LAID TO LAWN & ENCLOSED REAR GARDEN WHICH IS PRIVATE IN NATURE
- CLOSE TO LOTS OF PLEASANT OUTDOOR SPACES IDEAL FOR DOG WALKING AND KEEP FIT ENTHUSIASTS

GUIDE PRICE £300,000 TO £330,000. Nestled in the charming village of Ackworth, Pontefract, this impressive five-bedroom detached house on Mill Gate offers a perfect blend of modern living and spacious comfort. The property has been thoughtfully extended, providing ample room for families or those who enjoy entertaining. With three versatile reception rooms, there is plenty of space to relax, host guests or create a home office.

The heart of the home features a contemporary downstairs wet room, adding convenience to daily life. The good-sized bedrooms ensure that everyone has their own private retreat, while the house bathroom caters to family needs with ease.

Step outside to discover a sunny positioned garden, complete with a patio area, ideal for al fresco dining or simply enjoying the outdoors. The driveway leads to a detached garage, providing additional storage or parking space. Notably, the property is equipped with owned solar panels, generating an estimated income of £400 per quarter, making it an environmentally friendly choice.

Situated in a sought-after location, this home is conveniently close to local amenities, ensuring that shops, schools, and services are just a short distance away. The property is also centrally located for easy access to major Northern towns, making it an excellent choice for commuters.

For those who enjoy an active lifestyle, the nearby recreational field is perfect for dog walkers and fitness enthusiasts alike. Additionally, the village boasts a selection of pubs and eateries within walking distance, offering a delightful taste of local culture.





**Entrance Hallway**  
UPVC double glazed front entrance door opens to this inviting Hallway. Having a gas central heating radiator, cloak storage cupboard and stairs leading to the first floor accommodation.

**Kitchen**  
Having a comprehensive range of wall and base cupboard units with roll edge work surfaces incorporating an inset ceramic sink with mixer tap over and and matching splashbacks. There is an integrated dishwasher and extractor fan with space for cooker beneath, plumbing and space for automatic washing machine, and fridge freezer. There are recessed spotlights to the ceiling, tiled floor, UPVC double glazed window to front aspect and UPVC door to the side aspect.

**Side Entrance Porch/Boot Room**  
A UPVC double glazed door opens to this useful side entrance porch with vinyl flooring, a central heating radiator and access to the wet room.

**Lounge**  
This focal point of this spacious lounge is a Adam style fireplace housing an electric fire. Having UPVC double glazed bay windows to the front aspect over looking the front garden.

**Wet Room**  
Having a three piece suite comprising of a pedestal hand wash basin, low flush WC equipped with fitted douche and an electric shower. Having vinyl waterproof flooring, tiled walls, chrome gas central heating towel rail and a UPVC double glazed opaque window to the rear aspect.





**Dining Room**  
The main feature of this light and airy room is the UPVC double glazed French doors overlooking the rear garden. Having a central heating radiator and internal double doors opening to the lounge.

**Reception Three**  
This versatile space can be used for a variety of purposes to suit the individual. Having a central heating radiator, a UPVC double glazed window to the side and rear aspect.

**First Floor Landing**  
Having access to the loft space, bedrooms and bathroom along with a useful airing/storage cupboard.

**Bedroom One**  
Having a UPVC double glazed window to the front

aspect, central heating radiator and built in wardrobes and storage.

**Bedroom Two**  
Having a UPVC double glazed window to the front aspect, central heating radiator and built in mirror front wardrobes.

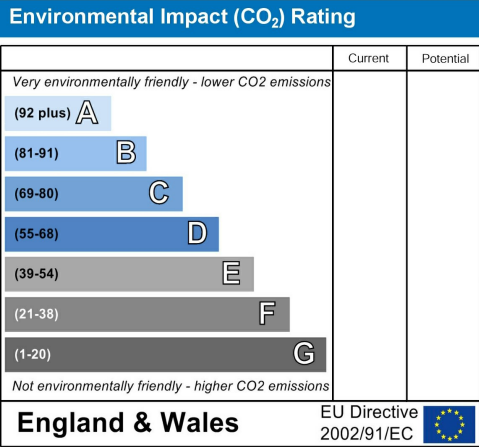
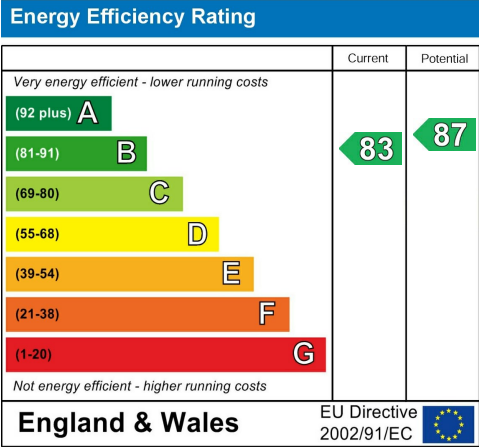
**Bedroom Three**  
Having a UPVC double glazed window to the rear and side aspect, central heating radiator and built in wardrobes.

**Bedroom Four**  
Having a UPVC double glazed window to the front aspect and central heating radiator.

**Bedroom Five**  
Having a UPVC double glazed window to the side aspect and central heating radiator.

**House Bathroom**  
Having a modern white three piece suite comprising of an 'L' shaped panel bath with chrome mixer tap, mains shower and screen over. Including a unit housed low flush WC and hand wash basin. Having spotlights to ceiling, tiled walls, floor, wall mounted chrome central heating towel radiator and UPVC double glazed window to front aspect.

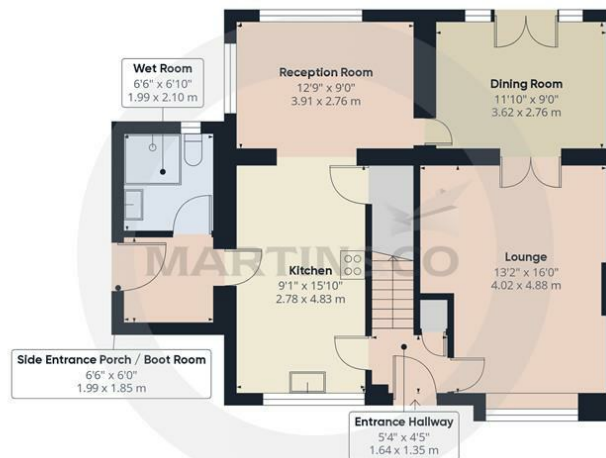
**Outside**  
Outside to the front of the property there is a generous garden laid to lawn which continues to the side of the property where there is a sizable forecourt and driveway leading to the detached garage having an up an over door, power and light. There is gated access to the sunny rear garden which is enclosed and private in nature including a lawn and patio area.



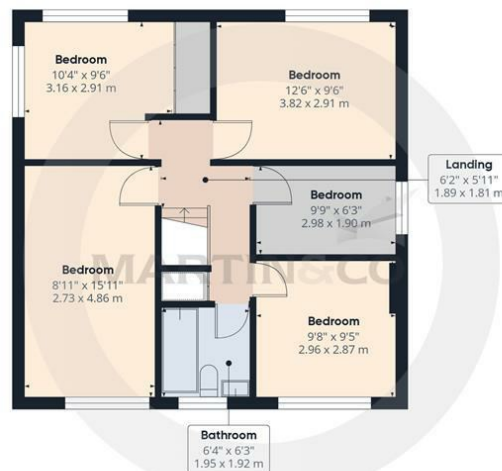








Floor 1



Floor 2

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

1361.21 ft<sup>2</sup>  
126.46 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.

Calculations are based on RICS IPMS 3C standard.

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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.

