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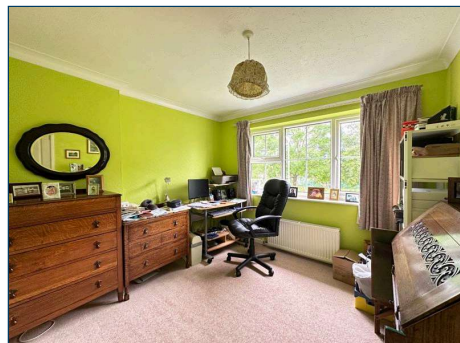
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact the office and will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road has not been checked by the Agent and the buyer is advised to seek verification from their Legal Representative. Confirmation of these draft property particulars is currently awaited from the vendor. Therefore, you are notified that the Agent holds no responsibility for any inaccuracies that may be contained within.

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Mill Gate, Ackworth, WF7 7PH Five Bedroom Detached **Offers in Excess of £350,000**

- Sought After Location : Extended and Expansive Property**
- : Lounge, Living Room and Dining Room : Modern Downstairs Wet Room**
- : Good Sized Bedrooms Throughout : Sunny Positioned Garden with Patio : Driveway with Detached Garage**
- : Solar Panels Owned Generating Est. Income of £400 Per Quarter**
- : Viewing Highly Recommended to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this five bedroom, detached property situated within the popular residential area of Ackworth.

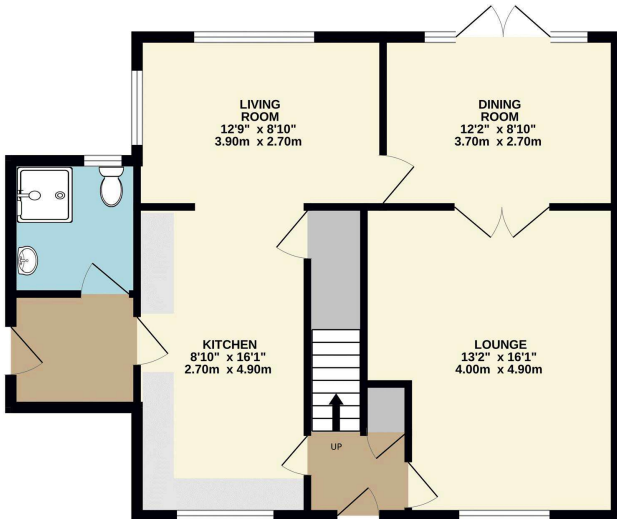
Extended and larger than expected, this family home is located close to a full range of local amenities found within Ackworth, Pontefract town centre and Junction 32 Outlet Village all of which have a vast range of shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, local golf courses, open countryside, parkland, lakes and woodland. The property is also within close proximity to good local schooling at both primary and secondary level as well as comprehensive transport links into Wakefield, Doncaster and Leeds.

The accommodation briefly comprises to the ground floor; entrance hallway, lounge, dining room, large kitchen, living room, modern downstairs wet room and side entrance hallway. To the first floor; four good sized double bedrooms, a good sized single bedroom and a house bathroom.

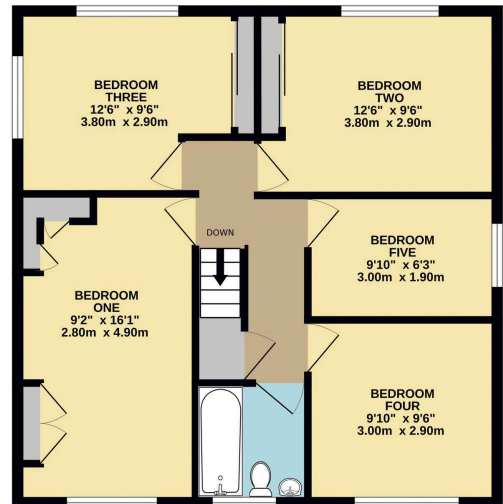
The property further benefits from having a southerly facing rear garden which includes a sunny positioned seating area. Off street parking is provided by means of a driveway and a detached garage. Located within a sought after area, an internal viewing is highly recommended to appreciate what this home has to offer. Freehold: Council Tax Band D. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Entrance Hallway

4' 3" x 5' 3" (1.3m x 1.6m)

Enter through UPVC door to front aspect, gas central heating radiator, cloak cupboard, stairs leading to first floor landing and doors leading through to other rooms.

Kitchen

16' 1" x 8' 10" (4.9m x 2.7m)

Matching high and low level storage units with laminate rolled edge work surfaces and matching splash backs over, inset ceramic sink with chrome mixer tap, space for full size oven and grill, extractor fan over, integrated dishwasher, space and plumbing for washing machine, space for full size fridge freezer, recessed spotlighting, tiled flooring throughout, useful pantry under stairs cupboard, UPVC double glazed window to front aspect and a UPVC door to side aspect, door to side entrance and archway opening through to living room.

Living Room

9' 2" x 12' 10" (2.8m x 3.9m)

Having a gas central heating radiator, UPVC double glazed windows to rear aspect and side aspect, and door through to dining room.

Side Entrance

5' 11" x 6' 7" (1.8m x 2.0m)

Accessed through a UPVC door with double glazed opaque window panel, vinyl flooring, a gas central heating radiator and a door leading through to downstairs wet room.

Downstairs Wet Room

6' 11" x 6' 7" (2.1m x 2.0m)

Three piece suite comprising of a W/C, a pedestal hand wash basin and an electric shower, vinyl waterproof flooring, wall-mounted chrome gas central heated towel rail, tiled walls throughout and a UPVC double glazed opaque window to rear aspect.

Dining Room

8' 10" x 12' 2" (2.7m x 3.7m)

Having a gas central heating radiator, UPVC double glazed French doors leading out to rear garden and double doors leading through to lounge.

Lounge

16' 1" x 13' 1" (4.9m x 4.0m)

Having a gas central heating radiator, a feature electric fireplace with a marble 'Adam' style surround and hearth, UPVC double glazed bay windows to front aspect.

First Floor Landing

Airing cupboard, doors leading into other rooms and loft access.

Bedroom One

16' 1" x 9' 2" (4.9m x 2.8m)

UPVC double glazed window to front aspect, gas central heating radiator, built-in wardrobes and storage.

Bedroom Two

9' 6" x 12' 6" (2.9m x 3.8m)

UPVC double glazed window to rear aspect, gas central heating radiator, built-in wardrobes with mirrored sliding doors.

Bedroom Three

9' 6" x 12' 6" (2.9m x 3.8m)

UPVC double glazed windows to rear and side aspect, gas central heating radiator, built-in wardrobes with sliding doors.

Bedroom Four

9' 6" x 9' 10" (2.9m x 3m)

UPVC double glazed window to front aspect and a gas central heating radiator.

Bedroom Five

6' 3" x 9' 10" (1.9m x 3m)

UPVC double glazed opaque window to side aspect and a gas central heating radiator.

House Bathroom

6' 3" x 6' 3" (1.9m x 1.9m)

Three piece suite comprising of low level W/C with hidden cistern, hand wash basin mounted over vanity unit with chrome mixer tap, an L-shaped pannelled bath with chrome mixer tap and a mains fed thermostatic controlled shower over, recessed spotlighting, tiled floors and tiled walls throughout, wall-mounted chrome gas heated towel rail and a UPVC double glazed opaque window to front aspect.

Outside

The property comes with solar panels included in the purchase. Front of the property has a garden which is mainly laid to lawn with stepping stones leading to front door which has a covered porch, bushes and shrubs to borders, brick walling and timber fencing to boundaries, side of the property has a block paved walkway with pebbles to borders leading to side entrance, an outside tap, access to rear garden via timber gate. Rear garden being mainly laid to lawn with access to dining room, bushes and shrubs to borders, timber fencing to boundaries and a UPVC door giving access to garage. Multiple off-street parking is provided by means of a double block paved driveway leading to a detached garage with power, lighting and an up and over door.

Property Particulars: D1