

enfields



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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 7QD

**Two Bedroom Semi-Detached
Offers in Excess of £150,000**

- Ideal First Time Buyers Property : Modern Kitchen**
- : Lounge Through Dining Room : Modern Bathroom with Shower**
- : Double Bedrooms : Good Sized Sunny Positioned Garden**
- : Multiple Off Street Parking : Close to Local Amenities and Public Transport**
- : Viewing A Must to Fully Appreciate**

PROPERTY DETAILS

Enfields are delighted to offer for sale this two bedroom semi-detached property situated in a sought after area of Ackworth.

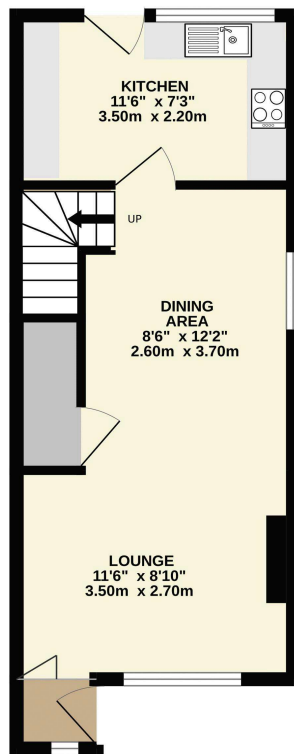
Located close to a full range of local amenities found within Ackworth and Pontefract town centre including shops, supermarkets, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses, parkland, lakes and woodland. 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, Barnsley, Doncaster and Leeds.

The property itself comprises to the ground floor; lounge, dining area and kitchen. To the first floor are two bedrooms and a house bathroom.

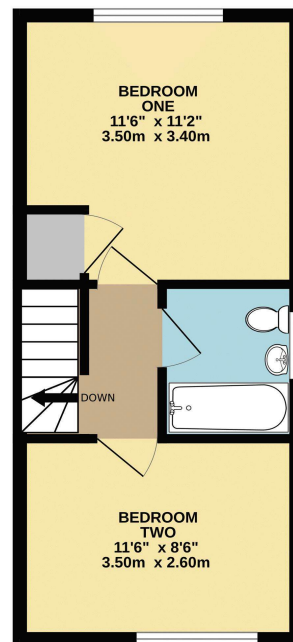
The property benefits from having gardens to both the front and rear with a raised patio/seating area which is ideal for outside entertaining, as well as off-street parking. Close to open countryside and available. Multiple off-street parking is also provided by means of a tandem driveway. Freehold: Council Tax Band B. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

FLOOR PLANS

GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 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.

Made with Metropix 02024

Entrance Porch

Enter through UPVC door with double glazed opaque window panel to side aspect, UPVC double glazed opaque window to front aspect and door leading through to lounge.

Lounge

8' 10" x 11' 6" (2.7m x 3.5m)

Gas central heating radiator, UPVC double glazed window to front aspect and opening through to dining area.

Dining Area

12' 2" x 8' 6" (3.7m x 2.6m)

UPVC double glazed window to side aspect, useful understairs storage cupboard, gas central heating radiator, stairs leading to first floor landing and door leading through to kitchen.

Kitchen

7' 3" x 11' 6" (2.2m x 3.5m)

Matching high and low level storage units with roll edged wood effect work surfaces with matching splash backs over, inset stainless steel sink with chrome mixer tap, integrated four-ringed electric hob with oven and grill beneath and extractor fan over, recess spotlights, space and plumbing for washing machine, gas central heating radiator, vinyl wood effect flooring, UPVC double glazed window to rear aspect, space for fridge freezer and UPVC door with double glazed window panel leading to rear garden.

First Floor Landing

Loft access and doors leading into other rooms.

Bedroom One

11' 2" x 11' 6" (3.4m x 3.5m)

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

Bedroom Two

8' 6" x 11' 6" (2.6m x 3.5m)

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

House Bathroom

6' 7" x 5' 7" (2m x 1.7m)

Three piece suite comprising of a low level W/C, a pedestal hand wash basin with chrome mixer tap, a pannelled bath with chrome mixer tap and a mains fed thermostatic controlled shower over, tiled walls to splash prone areas, gas central heating radiator, recess spotlights, UPVC double glazed opaque window to side aspect and vinyl flooring.

Outside

Front of the property having a decorative pebbled garden with bushes and shrubs, a stone walkway leading to front porch, brick walling to side boundary, access to rear garden to side of property through a wrought iron gate. Rear garden consisting of a raised stone patio area with steps leading down to a courtyard style garden laid with stone, bushes and shrubs to rear border, brick walling and timber fencing to boundaries, an outside tap and a timber storage shed. Multiple off street parking is provided by means of a block paved tandem driveway.

Property Particulars: D1