Windyridge Mill Lane, Ackworth - WF7 7NW

£339,950 Freehold

Holroyd Miller have pleasure in offering for sale “Windyridge” a period stone built semi detached house, occupying a convenient and popular position within the well regarded village of Ackworth close to local schools and amenities. Only an internal inspection can fully reveal the well planned and spacious accommodation which retains many original features including, stain glass windows and cornicing. Outside, the property is set well back from the road providing ample off street parking with driveway, mature gardens leading to single car garage, rear lawn garden with mature shrubs and flowering borders retaining a high degree of privacy and offering a southerly aspect.

Outer Entrance Porch
Leads to...

Reception Hall Way
With colour leaded lights, double glazed entrance door with feature circular window, open staircase, single panel radiator.

Living Room
With feature circular double glazed bay window, feature fire surround with the facility of having an open fire, on slate hearth, central heating radiator, cornicing and centre rose to the ceiling.

Dining Room
With double glazed French doors, two central heating radiator.

Cloakroom
With wash hand basin, low flush w/c.

Kitchen
Fitted with a matching range of medium oak fronted wall and base units, contrasting worktop areas, plumbing for automatic washing machine, gas point for cooker, stainless steel sink unit, single drainer, tiling between the worktops and wall units, chrome heated towel rail, double glazed window overlooking the rear garden, access to understairs storage.

Extension to the Side
Provides ...

Ground Floor Shower Roo
With wash hand basin, low flush w/c, double glazed window and downlighting to the ceiling, separate shower, double glazed window, central heating radiator.

Stairs lead to...

First Floor Landing
With double glazed window, central heating radiator, with access to useful loft space.

House Bathroom
Furnished with modern white suite with wash hand basin, low flush w/c set in back to wall furniture, panelled bath with shower attachment and screen, built in storage cupboard containing Vaillant central heating boiler, double glazed window, chrome heated towel rail.

Bedroom to Rear
Having full length fitted wardrobed with overhead cupboards, double glaze window, single panel radiator.

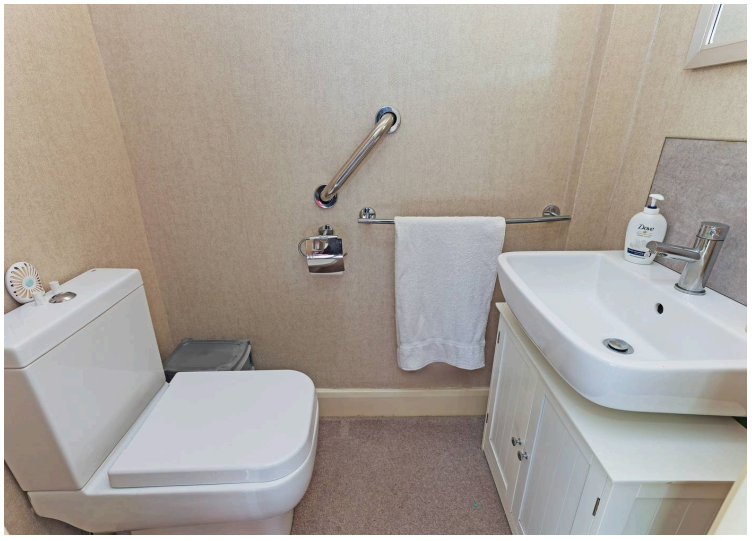
Bedroom to Front
With double glazed circular bay window with open aspect, single panel radiator.

Bedroom to Rear
Having built in wardrobes with overhead cupboards, double glazed window, central heating radiator, a good sized third bedroom.

Outside
The property is set well back from the road with mature trees, gardens with well stocked borders, driveway to the side provides ample off street parking leading to detached garage with further good sized generous lawn garden area to the rear with well stocked flowering borders retaining a high degree of privacy.

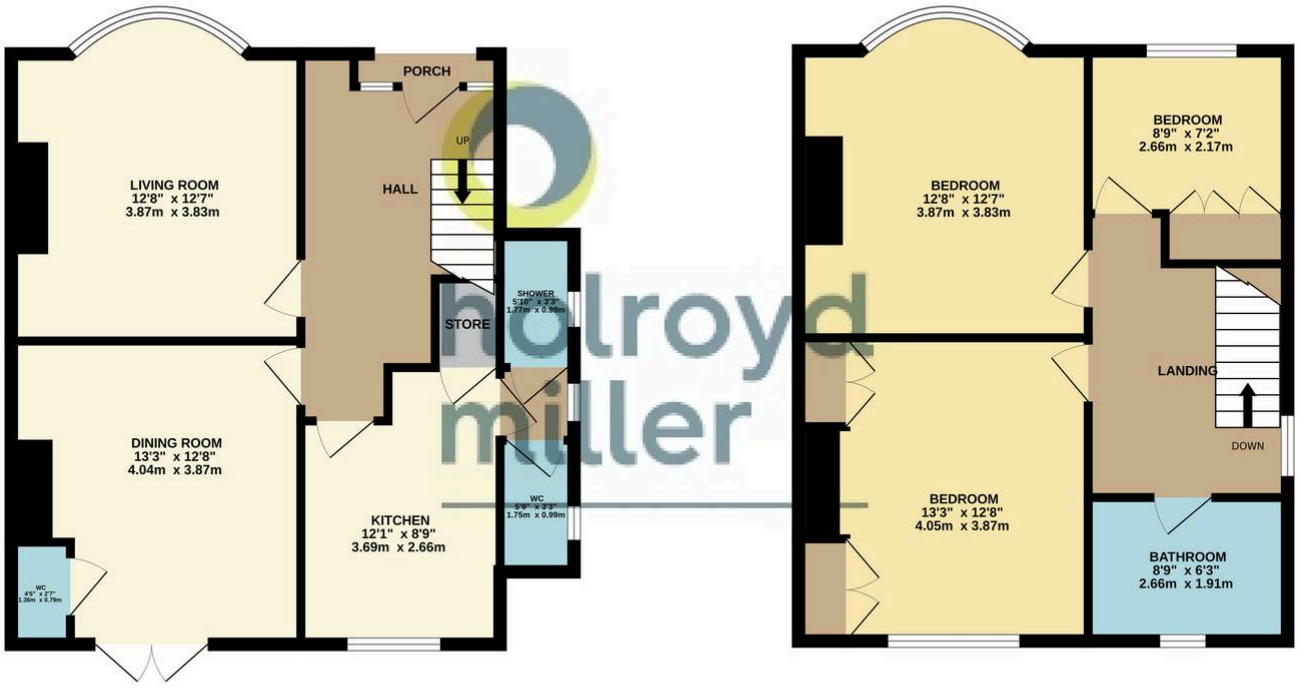
Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.

JAGUAR



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1144 sq.ft. (106.3 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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