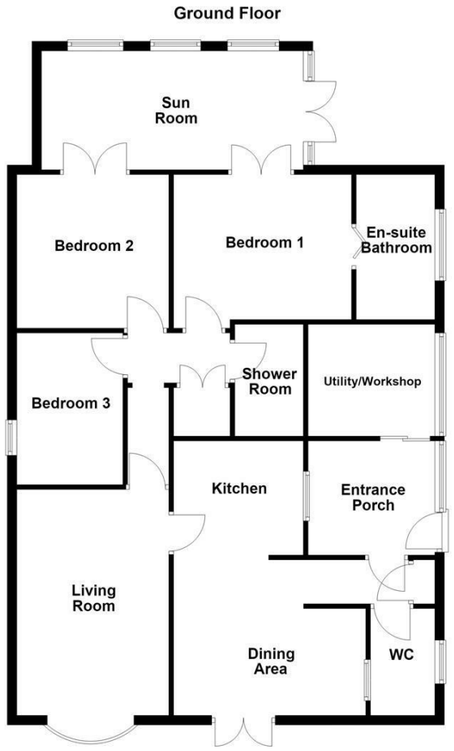
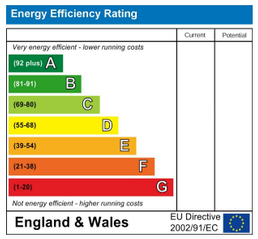




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

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87 Mill Gate, Ackworth, Pontefract, WF7 7PN

For Sale Freehold £280,000

Situated within the highly sought after village of Ackworth is this deceptively spacious and extended three bedroom detached bungalow, offering generous and versatile accommodation throughout. Boasting spacious reception rooms, a delightful sunroom and attractive wraparound gardens, the property further benefits from wide gap double insulated glazing and fibreglass cavity wall insulation, providing enhanced thermal efficiency. This impressive home presents an excellent opportunity for a range of buyers seeking comfortable single storey living.

The accommodation briefly comprises an entrance porch providing access to a useful utility room/workshop and an inner hallway, which leads to a convenient WC, storage cupboard, dining area and fitted kitchen. The kitchen provides access to the spacious living room, creating an excellent setting for everyday relaxation and entertaining. A further hallway leads to two generously proportioned bedrooms (two doubles plus a single), a family shower room and additional storage. The principal bedroom benefits from its own en suite bathroom, while both bedrooms one and two enjoy direct access to the sunroom, providing a delightful space overlooking the gardens. Externally, the property enjoys attractive wraparound gardens, offering a combination of established planting and low maintenance outdoor spaces. To the front there is parking for one vehicle and a decorative pebbled garden with mature shrubs, extending around the side of the property to the tiered rear garden. This incorporates artificial lawned areas, paved seating spaces and established flowerbeds with a variety of mature shrubs and plants, creating an inviting setting for outdoor dining and relaxation. The gardens are enclosed by a combination of timber fencing and boundary walling, making them particularly suitable for families and pets. A double gravelled driveway to the rear provides off road parking and leads to a garage, offering additional parking or storage facilities.

Situated within the desirable village of Ackworth, the property is conveniently positioned for a range of local amenities, including shops, schools and everyday facilities. A wider selection of shopping, leisure and recreational opportunities can be found in the neighbouring towns of Pontefract, Hemsworth and Featherstone. Regular bus services operate nearby, while Pontefract's three railway stations provide connections to Leeds, Sheffield and beyond. The A1 motorway is also within easy reach, offering convenient access to the M1 and M62 motorway networks for those commuting further afield.

Offering an excellent combination of spacious accommodation, flexible living arrangements and attractive established gardens, this extended detached bungalow is ideally suited to those seeking a generously proportioned home in a desirable village setting. An early internal viewing is highly recommended to fully appreciate the space, versatility and potential this wonderful property has to offer.



ACCOMMODATION

ENTRANCE PORCH
8'6" x 7'0" (2.60m x 2.15m)
UPVC double glazed front entrance door leading into the porch. Frosted UPVC double glazed window overlooking the front elevation. Further UPVC double glazed door leading into the inner hallway. UPVC double glazed window looking into the kitchen. Sliding door providing access into the utility/workshop.

UTILITY/WORKSHOP
8'6" x 7'2" (2.60m x 2.20m)
Frosted UPVC double glazed windows overlooking the side elevation. Fitted with a range of wall and base units with laminate work surfaces over. Space and plumbing for a washing machine together with space for an under-counter fridge or freezer.

INNER HALLWAY
Access to a useful storage cupboard. Doors provide access to the W.C., dining area and kitchen. Decorative wall panelling.

W.C.
7'5" x 4'3" (2.28m x 1.31m)
Frosted UPVC double glazed window overlooking the side elevation. Timber framed single glazed frosted window looking through into the dining area. Fitted with a two piece suite comprising low flush W.C. and ceramic wash basin set within a vanity unit with storage below and mixer tap. Chrome electric heated towel radiator.

DINING AREA
13'2" x 7'4" (4.03m x 2.25m)
Composite decking with glass panels to the front from the dining area via French doors. Timber framed frosted glazed window looking through into the W.C. Column style central heating radiator, inset spotlights and coving to the ceiling. Access through into the kitchen.

KITCHEN
12'1" x 9'0" (3.70m x 2.75m)
UPVC double glazed window looking into the entrance porch. Fitted with a modern range of wall and base units. One and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Space and plumbing for a gas cooker with extractor hood above. Space for a fridge freezer and space and plumbing for a slimline dishwasher. Column style central heating radiator and inset spotlights to the ceiling. Door providing access into the living room.

LIVING ROOM
15'7" x 10'5" (4.75m x 3.20m)
UPVC double glazed bay window overlooking the front elevation. Two column style central heating radiators, coving and inset spotlights to the ceiling. Wall mounted glass fronted electric fire with live flame effect. Door leading through into a further hallway.



FURTHER HALLWAY
Access to bedrooms one, two and three, the shower room and a double doored storage cupboard.

BEDROOM ONE
12'4" x 10'7" (3.77m x 3.23m)
UPVC double glazed window overlooking the rear elevation. UPVC double glazed French doors opening into the sun room. Column style central heating radiator and inset spotlights to the ceiling. Door providing access into the en suite bathroom.



EN SUITE BATHROOM
9'8" x 5'2" (2.97m x 1.60m)
Frosted UPVC double glazed window overlooking the side elevation. Fitted with a suite comprising low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, panelled bath with mixer tap, jets and shower attachment, together with a separate shower enclosure with electric shower attachment and glazed shower screen. Partial tiling, extractor fan, shaver socket and chrome ladder style central heating radiator.



BEDROOM TWO
10'7" x 10'6" (3.23m x 3.21m)
UPVC double glazed French doors opening into the sun room. Column style central heating radiator.



BEDROOM THREE
10'4" x 7'2" (3.17m x 2.20m)
Frosted UPVC double glazed window overlooking the side elevation. Central heating radiator and coving to the ceiling.

SHOWER ROOM
6'1" x 5'5" (1.87m x 1.67m)
Loft access. Fitted with a three piece suite comprising low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a shower enclosure with mains fed shower attachment and glazed shower screen. Tiling and wet wall panelling throughout. Extractor fan, shaver socket and chrome ladder style central heating radiator.



SUN ROOM
18'2" x 8'2" (5.55m x 2.50m)
Three UPVC double glazed windows overlooking the rear elevation. Frosted UPVC double glazed French doors providing access to the side of the property.

OUTSIDE
The main garden is positioned to the side and rear of the property and incorporates artificial lawn together with pebbled and paved patio areas, ideal for outdoor dining and entertaining. Covered seating areas provide further usable outdoor space. A range of established allotment style planting, mature trees, shrubs and flowers are positioned throughout the garden. Timber built garden shed. The tiered garden is enclosed by walls and timber fencing, making it suitable for both children and pets. To the rear is a double gravelled driveway providing off road parking for at least two vehicles with iron bi-folding gates provide access with a single garage with up and over door. To the front there is parking for one vehicle, pebbled beds with mature shrubs and flowering plants. There is also a raised composite decked seating area with glass balustrade. A timber gate provides access to the side of the property.





COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.