

Millgate, Pontefract



O.I.R.O £110,000



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Welcome to this one bedroom property in the sought after village of Ackworth, Pontefract, this delightful townhouse presents a wonderful opportunity for anyone looking to move to this area. Offering a perfect blend of comfort and manageability with the highlight being the outside space offered. With dedicated parking allocated for three cars. Situated in a friendly neighbourhood, residents will find themselves within easy reach of local amenities, including shops, schools, and parks, making it an excellent choice for anyone looking to settle in a vibrant community.



- One Bedroom Townhouse
- Good Sized Reception Room
- Modern Kitchen
- Feature Spiral Staircase
- Family Bathroom
- Easily maintained, enclosed garden
- Allocated parking
- Sought after village location
- EPC rating D
- Council Tax band A

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Porch

The entrance porch provides a convenient and tidy first impression.

Living Room

13'1" x 8'6" (4.01 x 2.60)

Situated from the porch into the ready to move into large living room, with a large french window leading out to the garden providing natural light. With an electric radiator and wall and ceiling lights.

Kitchen

7'1" x 13'7" (2.16 x 4.15)

The modern and functional kitchen has a range of wall and base units with wood effect work surface and uprisers. With an open shelving area for quick to hand items for convenience. There is a free standing electric cooker. The window overlooks the garden.

Staircase

Just off the kitchen there is room for a small eating area and a striking spiral staircase leading up to the first floor. Adding a unique element to the property and maximising space.

Bedroom

13'0" x 7'8" (3.97 x 2.35)

The bedroom has a feature wall creating an inviting atmosphere and windows to the rear and side provide maximum daylight. There is access to the loft and a built in wardrobes with ample storage.

Bathroom

7'7" x 5'7" (2.32 x 1.71)

The fully fitted bathroom contains a bath with over shower. With a low flush toilet and pedestal wash hand basin. There is a large towel rail and full length shower curtain rail. The frosted window provides plenty of natural light whilst maintaining privacy. Finished with oversized modern, fresh tiles to the entire bath wall and decorative trim. The easy to maintain flooring compliments the neutral scheme.

Externally

Situated at the front of the property, the large, easy to maintain and fully enclosed garden has lots of potential for creating an outside haven. With gravelled external space and a decked area with pergola over. This could be perfect outdoor dining and play space. There is also an allocated parking strip with parking space for three cars.



Floor Plan

GROUND FLOOR
227 sq.ft. (21.1 sq.m.) approx.



1ST FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.1 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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