



**Mill Hill, Ackworth Pontefract WF7 7LG**



***Welcome to***

**Mill Hill, Ackworth Pontefract**

A well-presented two-bedroom mid-terrace in Ackworth featuring a modern kitchen, open-plan lounge diner with double doors to the rear garden, cellar study, two double bedrooms, family bathroom, driveway, enclosed garden, and a carpeted loft space with staircase and skylights



### **Lounge/Diner**

24' 5" x 15' ( 7.44m x 4.57m )

With a double door to the rear, two windows to the front and rear, laminate flooring, coving, boiler cupboard, fire place and two gas central heating radiators.

### **Cellar**

14' 10" x 10' 8" ( 4.52m x 3.25m )

With laminate flooring, spot lights, electrics and a window to the rear.

### **Kitchen**

7' 5" x 12' 4" ( 2.26m x 3.76m )

A fitted kitchen consisting of wall, base and drawer units with wood work surfaces over, composite sink and drainer, oven, extractor hood, space for washing machine, integrated dishwasher, laminate flooring, under light wall cabinets, door to the side and a window to the side.

### **Landing**

With a gas central heating radiator.

### **Bedroom One**

13' 8" x 11' 2" ( 4.17m x 3.40m )

With a window to the rear, built in storage and a gas central heating radiator.

### **Bedroom Two**

9' 9" x 8' 4" ( 2.97m x 2.54m )

With a window to the front, built in cupboard, over stairs storage and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin, free standing bath, shower cubicle, loft access, part tiled walls, vinyl flooring, loft access, gas central heating radiator and a window to the side.

### **Attic Space**

13' 1" x 14' 10" ( 3.99m x 4.52m )

With sky light, electric heater and storage in eaves to both sides.

### **Front Garden**

A concrete driveway, EV point and brick wall to either sides.

### **Rear Garden**

A paved patio, wooden shed, decked area, small lawn, hedge and wooden fence surround.



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## Welcome to

### Mill Hill, Ackworth Pontefract

- Two Bedroom Mid-Terrace Home
- Open Plan Lounge Diner
- Driveway
- Spacious Family Bathroom
- Sought After Location

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

## £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON119450 - 0003

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