



2 Bed  
House - Terraced  
located in Ackworth



5 Mill Gate

Ackworth

Pontefract

WF7 7PD



## Guide Price £165,000

Situated in the sought-after village of Ackworth, this superbly presented two-bedroom mid-terrace home offers well-proportioned accommodation ideal for first-time buyers, professional couples, or investors. The property features two double bedrooms, a spacious living room, modern kitchen/diner, front and rear gardens, and a single detached garage. The rear garden is low maintenance and perfect for entertaining, with a patio, artificial lawn, and gravelled path. Conveniently located near local amenities, excellent schools, and transport links to Pontefract, Barnsley, and the A1 motorway. Early viewing is highly recommended.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## DIRECTIONS

## CONTACT

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