



CROWN

ESTATE AGENTS

Mill Gate, Ackworth



Offers Over £110,000



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Welcome to this fantastic one-bedroom end terrace house located in the sought-after village of Ackworth. This charming property, built in 1979, is ideal for a first-time buyer looking to step onto the property ladder.

Situated in the picturesque Mill Gate, this lovely home boasts a cosy reception room, perfect for relaxing or entertaining guests. The bedroom is spacious and offers a comfortable retreat, while the bathroom provides convenience and functionality.

This property offers a perfect balance of comfort and manageability. The highlight of this home is the delightful garden with a lovely patio area, ideal for enjoying a morning coffee or hosting summer barbecues.

Don't miss out on the opportunity to own this charming property in the heart of Ackworth. Contact us today to arrange a viewing and take the first step towards owning your own piece of this beautiful village.



- One Bed Terrace Property
- Good Sized Reception Room
- Modern Kitchen
- Large Double Bedroom
- Family Bathroom
- Well Maintained Garden
- Private Parking Space
- Village Location

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

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

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Entrance Hall

The entrance lobby sets the tone for the home, providing both convenience and a welcoming first impression. Upon entering, you'll find a spacious storage cupboard, ideal for keeping coats, shoes, and everyday essentials neatly tucked away. From here, a door leads seamlessly into the bright and airy lounge.

Lounge

8'5" x 12'11" (2.58 x 3.95)

Step into the light and airy lounge, a spacious room designed for comfort and relaxation. Natural light floods the space through elegant French doors, which open directly onto the garden, offering a seamless connection between indoor and outdoor living. An attractive archway leads through to the kitchen, enhancing the open-plan feel while maintaining a sense of flow between the two rooms. This versatile lounge is perfect for both everyday living and entertaining, providing a tranquil and inviting atmosphere.

Kitchen

6'11" x 12'11" (2.11 x 3.96)

The modern kitchen is both stylish and functional, featuring sleek wall and base units complemented by elegant marble-effect work surfaces. A built-in oven and extractor chimney add to the contemporary feel, while a window offers lovely views of the rear garden, filling the space with natural light. The kitchen is finished with easy-to-maintain laminate flooring, adding durability without sacrificing style. A striking spiral staircase leads to the first floor, adding a unique architectural element and maximising the space.

Master Bedroom

7'8" x 12'11" (2.34 x 3.95)

The bedroom is designed with comfort and relaxation in mind. Offering generous space, with a large window that allow natural light to flood in, creating bright and inviting atmospheres. The master bedroom provides ample room for furnishings and includes a wall in wardrobes for convenient storage.

Bathroom

7'6" x 5'4" (2.30 x 1.63)

The bathroom is sleek and contemporary, featuring a modern three-piece suite. A full-size 'P' shaped bathtub with a shower overhead is perfect for both quick rinses and long, relaxing soaks. The stylish vanity unit offers practical storage, while the chrome fixtures and fittings add a touch of elegance. A frosted window brings in natural light while ensuring privacy, and the easy-to-clean tiled walls and floors enhance the room's polished finish. This well-designed space is both functional and visually appealing, offering a relaxing environment to unwind.

Externally

The garden, located at the front of the property, offers a charming outdoor space perfect for relaxation and entertaining. A stylish Indian stone patio provides an ideal area for outdoor dining or lounging, with a step leading up to the neatly maintained grassed area. The garden is fully enclosed by fencing, ensuring privacy and security, while a practical garden shed offers additional storage for tools and outdoor equipment. This thoughtfully designed space is perfect for enjoying the outdoors in a private and peaceful setting. The property also benefits from a private parking space.



Floor Plan



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 23 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales EU Directive 2002/91/EC

Please call our Crown Estate Agents Office on 01977 600633 if you wish to arrange a viewing appointment for this property or if you require further information.

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