

## Mill Gate, Pontefract



**£260,000**



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Welcome to this three bedroomed property located in the charming village of Ackworth, Pontefract, this delightful detached house on Mill Gate offers a perfect blend of comfort and convenience. This property provides ample space for both relaxation and entertaining. The well-appointed kitchen makes it an ideal setting for family gatherings or hosting friends.

Set in a friendly neighbourhood, this home is surrounded by a welcoming community, perfect for families or those looking to enjoy a quieter lifestyle. Local amenities are just a stone's throw away, offering easy access to shops, schools, and recreational facilities, making daily life both convenient and enjoyable.



- Located in a lovely village with open views to the rear
- Lounge, dining room and study.
- Kitchen and cloakroom
- Master bedroom with en-suite shower
- Two further double bedrooms and house bathroom
- Ample parking and large garage with additional workshop/storage area.
- garden to front and rear with the rear garden adjoining farmland
- Freehold
- epc rating D
- Council tax band C

Call **01777 285 111** to view this property or visit [www.crownestateagents.com](http://www.crownestateagents.com)

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

#### Entrance Hall

On entering the property there is a lovely entrance hall that will lead you into the cloakroom, lounge and the kitchen, you have a window to the side, glazed door and the benefits of a under stairs cupboard

#### Cloakroom

4'1" x 4'1" (1.27 x 1.27)

This room has been used as a downstairs WC for ease and convenience, a low flush WC and pedestal hand wash basin, you also have a small window to the side

#### Lounge

13'0" x 15'8" (3.97 x 4.79)

Spacious room, ideal for those quiet nights in, family film nights and entertaining, with a bow window to the front, twin timber and glazed doors which lead into the dining room, the feature fireplace is that of a Portuguese limestone, this room has endless possibilities for the creative mind

#### Dining Room

12'1" x 12'0" (3.70 x 3.67)

Perfect room for those family dining nights, in this room you have sliding patio doors giving light to the room and access to the garden with a view that is breath taking,

#### Study

12'1" x 6'4" (3.69 x 1.95)

Used as a study but could be used as a games room, kids play area, whatever you wanted, you have a window to the rear of the property, this room has potential for the creative mind

#### Kitchen

15'10" x 9'0" (4.83 x 2.76)

This kitchen is quirky in it's own right, it can be updated to your own style, but has an extensive range of base and wall units and you do have an range style black oven with 5 hob rings, integrated dish washer, a white Belfast sink with mixer taps, the work surfaces are in Quartz and a black tile finish to the floors for a modern touch. There is a rear facing window, external door to the garden, central eating radiator and a useful storage cupboard off.

#### First Floor

##### Landing

The landing, which leads to the upstairs rooms and bathroom, has a window to the rear and access to the loft via the loft handle.

##### Bedroom 1

11'7" x 11'7" (3.55 x 3.55)

This rear bedroom is fitted with wardrobes to both walls, has a window that offers extensive views, you also have an en-suite to enjoy.

##### En-Suite

8'5" x 3'8" (2.58 x 1.14)

This en-suite is fitted with an electric shower which has a glazed screen door, low flush WC and fitted cupboards to the wall together with radiator and an opaque glazed window..

##### Bedroom 2

15'5" x 8'7" (4.72 x 2.64)

A generous size second bedroom which is a nice blank canvas room with lots of possibilities, laminate flooring, a front facing window, there is so much you can do with this room

##### Bedroom 3

12'5" x 9'4" (3.79 x 2.87)

This room is a great size third double bedroom little project in the making, spacious with wooden flooring and has a window overlooking the front of the property

##### Family Bathroom

5'8" x 5'6" (1.74 x 1.68)

Fitted with a white bathroom suite comprising of bath, sink and WC, you have a mixer tap and a chrome towel rail for towel luxury

#### External

##### Front Graden

This front garden has a lawn, printed concrete drive that will accommodate several vehicles, twin gates that lead to the rear of the property

##### Rear Garden

You again have a printed drive area and footway, a lawn, a patio, this garden backs on to the fields, where you have wonderful scenery to look at whilst in the garden enjoying a barbecue

##### Single Garage

This property benefits as well with a garage, this has an electric shutter door and a side door



Floor Plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	

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