

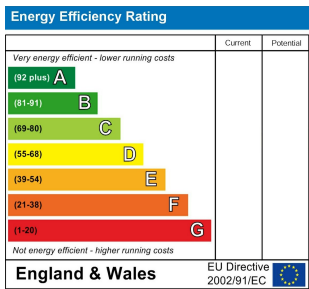


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**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



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## Janard Mill Lane, Ackworth, Pontefract, WF7 7NW

### For Sale Freehold £320,000

Situated in the sought after village of Ackworth is this attractive 1940s semi detached property, occupying a generous garden plot and offering spacious accommodation throughout. With four good sized bedrooms, a modern fitted kitchen, and a multi fuel burning stove, this is a home that should not be missed.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage, and doors leading to the downstairs w.c. and kitchen breakfast room. The kitchen breakfast room provides side access and opens through to the lounge diner, creating an excellent family living space. To the first floor, the landing provides access to three bedrooms and the house bathroom, which also benefits from a storage cupboard housing the water tank. A further staircase leads to the second floor, where the fourth bedroom is located, along with additional storage. Externally, the property enjoys a lawned front garden with mature trees and shrubs, enclosed by a stone wall and hedging. A tarmac driveway provides off road parking and runs down the side of the property, leading to a brick built store. To the rear is an attractive lawned garden featuring mature planting, a block paved patio area ideal for outdoor dining and entertaining with timber shed. The garden is fully enclosed by a combination of walls, timber fencing, and hedging, making it ideal for children and pets.

Ackworth is a highly desirable village location, particularly appealing to growing families. A range of local shops, well regarded schools, and public houses can be found within walking distance. Excellent transport links are available, with local bus routes nearby and train stations in neighbouring Fitzwilliam and Featherstone providing access to major city connections. The A1 and M62 motorway networks are also only a short drive away for those commuting further afield.

A full internal inspection is essential to fully appreciate the space, character, and setting this home has to offer. An early viewing is highly recommended to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

A frosted and stained glass timber framed front door leads into the entrance hall. The entrance hall features a central heating radiator, stairs providing access to the first floor with understairs storage and doors leading to the kitchen breakfast room and the downstairs w.c.

### W.C.

25' x 4'10" [0.76m x 1.48m]

A frosted steel framed double glazed window to the side, low flush w.c., wall mounted wash basin, chrome ladder style central heating radiator and partially tiled walls.

### KITCHEN/BREAKFAST ROOM

12'4" x 10'1" [3.78m x 3.08m]

The kitchen breakfast room leads through to the lounge dining room and benefits from a timber framed frosted glazed door to the side of the property, central heating radiator, and two steel framed double glazed windows (one to the side and one to the rear). A range of modern wall and base gloss units with laminate work surfaces over, stainless steel sink with mixer tap, four ring induction hob with partial gloss splashback and extractor hood above, integrated oven, integrated fridge freezer, and space and plumbing for a washing machine and dishwasher. A breakfast bar with laminate work surface and spotlighting to the ceiling completes the space.



### LOUNGE DINING ROOM

24'4" x 12'4" [max] x 3'5" [min] [7.43m x 3.76m [max] x 1.05m [min]]

Steel framed double glazed bay window to the front and steel framed double glazed windows to the rear, two central heating radiators, and a multi fuel burning stove with stone hearth and surround and wooden mantel.



### FIRST FLOOR LANDING

Steel framed double glazed window to the front, stairs providing access to the second floor, and doors leading to bedrooms three bedrooms and the house bathroom.

### BEDROOM ONE

12'3" x 12'11" [max] x of 4'7" [min] [3.75m x 3.95m [max] x of 1.4m [min]]

Steel framed double glazed windows to the rear, central heating radiator and fitted wardrobes.



### BEDROOM TWO

12'2" x 9'5" [3.72m x 2.88m]

Steel framed double glazed window to the front, central heating radiator and a fitted storage cupboard/wardrobe.



### BEDROOM THREE

8'9" x 7'2" [max] x 6'3" [min] [2.67 x 2.20m [max] x 1.91m [min]]

Steel framed double glazed window to the rear and a central heating radiator.

### BATHROOM/W.C.

6'3" x 5'8" [1.93m x 1.75m]

A frosted steel framed double glazed window to the side, low flush w.c., pedestal wash basin with mixer tap, tiled bath with electric shower attachment, glass shower screen, full tiling and a fitted storage cupboard housing the water tank.



### BEDROOM FOUR

21'7" x 13'6" [max] x 3'4" [min] [6.60m x 4.12m [max] x 1.03m [min]]

Two central heating radiators, three skylights, a storage cupboard and spotlighting.



### OUTSIDE

Externally, the front garden is mainly laid to lawn with a range of mature trees and shrubs, along with a further lawned area to the side. A tarmac driveway provides off road parking and runs along the side of the property. The front garden is enclosed by stone walling and hedging with a set of iron double gates providing access. To the rear is a generous lawned garden with mature trees and shrubs, a block paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by walls, timber fencing, and hedging. There is also access to a brick built outbuilding, ideal for storage.



### COUNCIL TAX BAND

The council tax band for this property is D.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.