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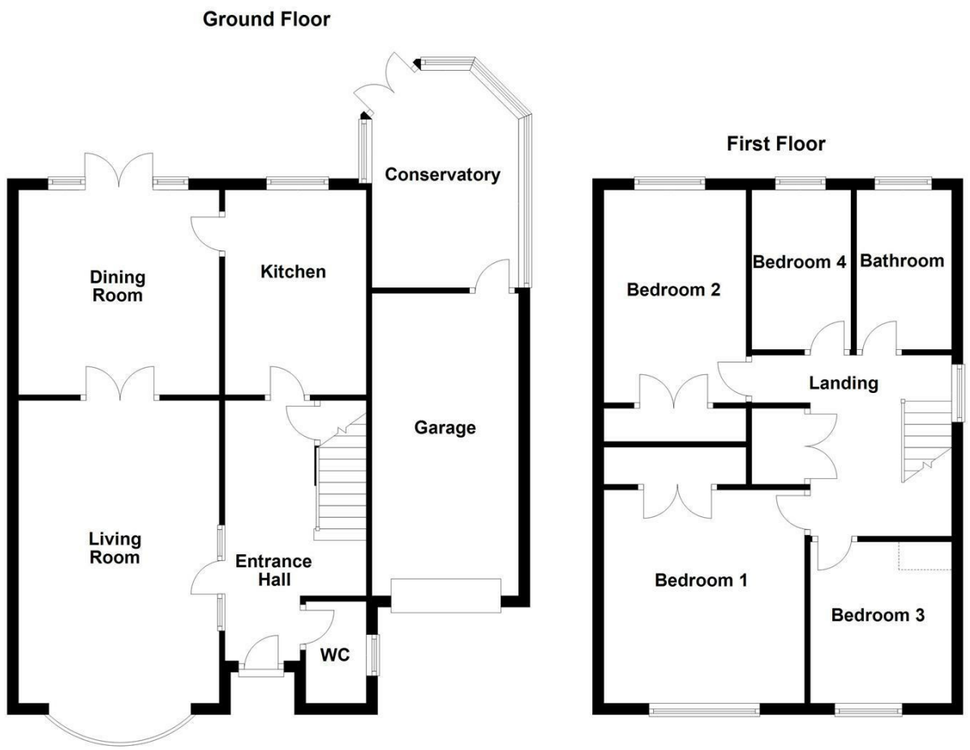


17 Mill Close, Ackworth, Pontefract, WF7 7PU

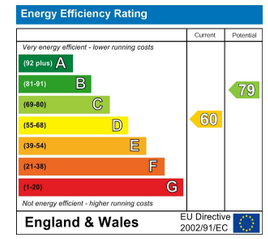
For Sale Freehold £365,000

Nestled in a cul-de-sac location in the sought after area of Ackworth is this four bedroom detached family home benefitting from well proportioned accommodation, off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room, dining room, kitchen, conservatory and integral garage. The first floor landing leads to four bedrooms and the house bathroom/w.c. Outside to the front is a driveway providing off road parking for two vehicles. To the rear is an enclosed lawned garden with paved patio area, timber summerhouse and shed.

Ackworth is very popular among young couples and families alike due to its proximity to the local primary schools. State schools can be found in the neighbouring villages. Ackworth also enjoys a range of very popular pubs and restaurants. Having a wealth of local amenities in the village. Ackworth also enjoys fantastic transport links to both Wakefield and Pontefract and the local train station can be found in the neighbouring village of Fitzwilliam, which is on the Leeds Sheffield mainline. For commuters transport links can be found by way of the A1M motorway and M62 motorway

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

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*

Wakefield office 01924 291294,
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.

PROPERTY ALERTS
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.

CONVEYANCING
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.

ACCOMMODATION

ENTRANCE HALL
Timber framed front entrance door, coving to the ceiling, stairs to the first floor landing with understairs storage cupboard, doors leading to the living room, downstairs w.c. and kitchen.

W.C.
5'1" x 2'9" (1.56m x 0.85m)
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c., wall mounted wash basin with tiled splash back.

LIVING ROOM
19'6" x 11'5" (max) x 4'11" (min) (5.95m x 3.5m (max) x 1.5m (min))
Set of double doors to the dining room, UPVC double glazed bow window to the front, coving to the ceiling, two central heating radiators and gas fireplace with marble hearth, surround and mantle.

DINING ROOM
11'3" x 11'10" (3.45m x 3.62m)
Set of UPVC double glazed French doors to the rear garden, door through to the kitchen, coving to the ceiling and central heating radiator.

KITCHEN
11'9" x 8'2" (3.6m x 2.5m)
Range of wall and base units with granite work surface over, inset 1 1/2 sink and drainer with mixer tap, integrated microwave and slimline dishwasher, integrated under counter fridge and freezer, space and plumbing for a gas cooker with extractor hood and space and plumbing for a washing machine. UPVC double glazed frosted door to the conservatory, door to the entrance hall, coving to the ceiling and UPVC double glazed window to the rear.

CONSERVATORY
12'7" x 8'0" (max) x 2'7" (min) (3.85m x 2.45m (max) x 0.8m (min))
Surrounded by UPVC double glazed windows with a set of French doors to the rear garden, power and light. Door through to the garage.

INTEGRAL GARAGE
17'4" x 8'6" (5.3m x 2.6m)
Power and light, up and over door.

FIRST FLOOR LANDING
Loft access to the partially boarded loft, coving to the ceiling, UPVC double glazed window to the side, double doored storage/airing cupboard and doors to four bedrooms and the house bathroom.

BEDROOM ONE
13'0" x 11'8" (3.97m x 3.57m)
Double doored storage cupboard, coving to the ceiling, central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO
8'0" x 11'10" (2.45m x 3.63m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and double doored storage cupboard.

BEDROOM THREE
8'0" x 10'0" (2.45m x 3.07m)
Double doored storage cupboard, coving to the ceiling, central heating radiator and UPVC double glazed window to the front.

BEDROOM FOUR
5'9" x 8'10" (1.76m x 2.7m)
Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.

BATHROOM/W.C.
8'10" x 5'6" (2.7m x 1.68m)
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Coving to the ceiling and chrome heated towel rail.

OUTSIDE
To the front of the property is a driveway providing off road parking for two vehicles leading to the single integral garage. To the rear is a lawned garden incorporating planted bed borders and paved patio area, perfect for outdoor dining and entertaining, with a timber canopy, timber built summerhouse and shed, fully enclosed by timber fencing.

COUNCIL TAX BAND
The council tax band for this property is E.

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.