



2 Bed  
House - Terraced  
located in  
Pontefract

Guide Price £165,000



**LOGIC**  
REAL ESTATE

Mill Gate  
Ackworth  
Pontefract  
WF7 7PD

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. EPC rating D67. Early viewing is highly recommended.

Nestled in the heart of the sought-after village of Ackworth, this beautifully presented two-bedroom mid-terrace home offers spacious and modern living ideal for a variety of buyers. Boasting two double bedrooms, stylish interiors, front and rear gardens, and a single detached garage, the property combines comfort and practicality in a convenient location close to local amenities, well-regarded schools, and excellent transport links. This is a fantastic opportunity for first-time buyers, professional couples, or investors seeking a ready-to-move-into home in a popular residential area.

**Living Room** Featuring a central heating radiator, stairs to the first floor landing, a door leading into the kitchen, UPVC double glazed window to the front, and coving to the ceiling.

**Kitchen** Modern and well-equipped with spotlighting to the ceiling, UPVC double glazed French doors opening onto the rear garden, and additional side windows for natural light. Includes a central heating radiator, a range of stylish wall and base units with laminate work surfaces, inset stainless steel sink and drainer with mixer tap, tiled splashback, four-ring gas hob with stainless steel extractor hood, integrated oven, space and plumbing for a washing machine, and space for a fridge freezer. Also houses the combi boiler and an Understairs storage cupboard.

**First Floor Landing** Provides loft access and doors to both bedrooms and the house bathroom/w.c.

**Bedroom One** A spacious double bedroom with coving to the ceiling, central heating radiator, UPVC double glazed window to the front, and a set of fitted wardrobes with

partial mirrored doors.

**Bedroom Two** A second double bedroom with UPVC double glazed window to the rear, central heating radiator, and coving to the ceiling.

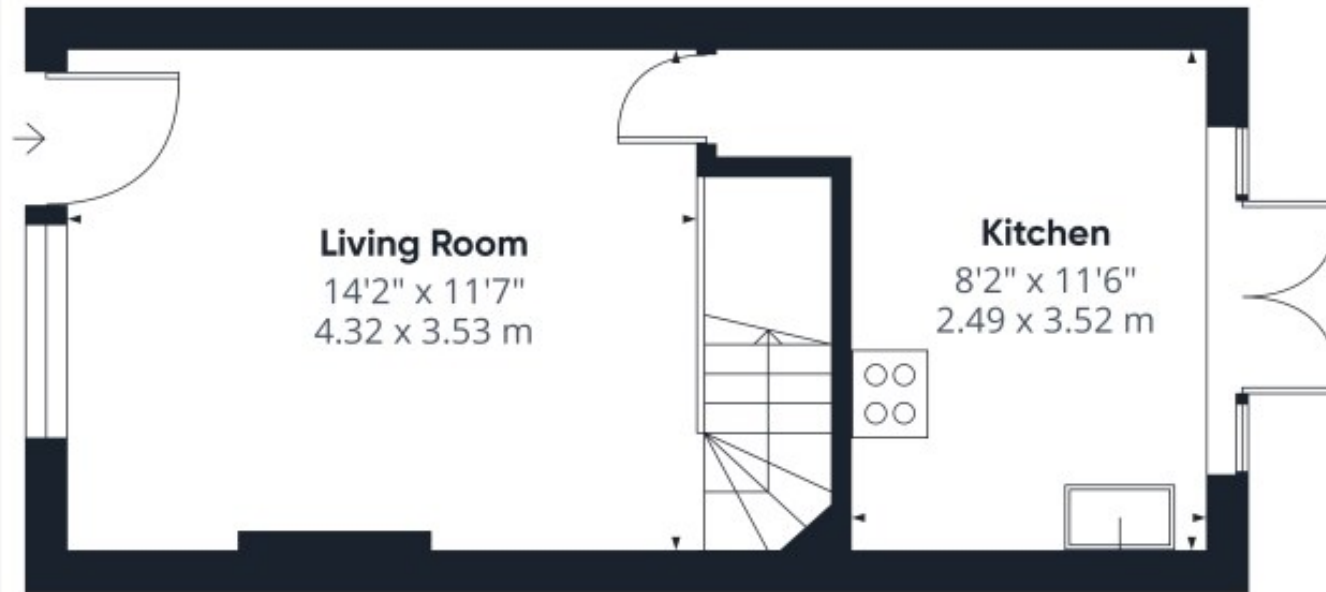
**Bathroom** Well-appointed with an over stairs storage cupboard, chrome ladder-style central heating radiator, extractor fan, low flush w.c, pedestal wash basin, and paneled bath with mixer tap and electric shower head attachment, complete with a shower screen and full tiling.

**Outside** To the front, the garden is laid to lawn with attractive planted features and a pebbled path to the entrance. The rear garden is low maintenance, featuring a stone-paved patio ideal for outdoor dining and entertaining, a graveled pathway, and an artificial lawn, all enclosed by boundary walls. An iron gate provides access to a single detached garage with an up and over door.









Approximate total area<sup>(1)</sup>  
 301 ft<sup>2</sup>  
 27.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFI 360

Floor 0

## CONTACT

148 Southgate  
 Pontefract  
 West Yorkshire  
 WF8 1QT

E: [info@logicrealestate.co.uk](mailto:info@logicrealestate.co.uk)  
 T: 01977 700595

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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