



2 Bed
House - Terraced
located in Ackworth



5 Mill Gate
Ackworth
Pontefract
WF7 7PD



Guide Price £165,000

NO ONWARD CHAIN!

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. Early viewing is highly recommended.

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.

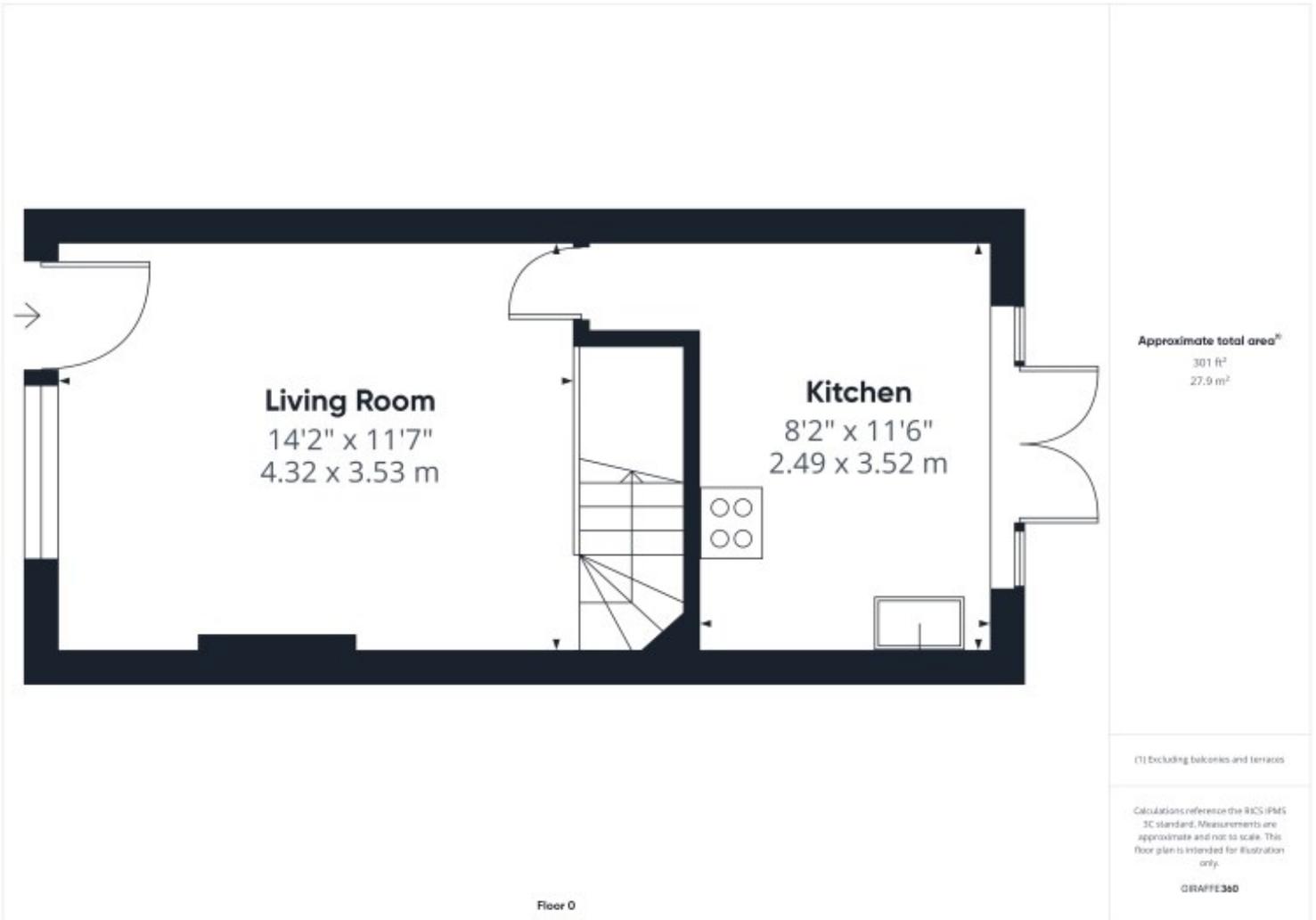
Bathroom

Well-appointed with an over stairs storage cupboard, chrome ladder-style central heating radiator, extractor fan, low flush w.c, pedestal wash basin, and panelled 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.





| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

DIRECTIONS

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