whitegates









Millgate, Ackworth, WF7

3 2 1 EPC To be confirmed

Offers Over: £290,000

Freehold



- 3 BEDROOM DETACHED BUNGALOW
- APPROX. 968 SQ FT
- DECEPTIVELY SPACIOUS SINGLE-LEVEL LIVING
- FITTED KITCHEN & SEPARATE DINING ROOM
- LIVING ROOM & GARDEN ROOM
- UTILITY ROOM & GUEST WC
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY SHOWER ROOM
- PRIVATE REAR GARDEN WITH COVERED SEATING AREA

Council Tax Band: C

DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED BUNGALOW WITH A GARDEN ROOM, TWO SHOWER ROOMS, A GUEST WC, A PRIVATE REAR GARDEN, DRIVEWAY AND GARAGE – IN THE POPULAR VILLAGE OF ACKWORTH. IDEAL FOR DOWNSIZERS AND ANYONE LOOKING FOR EASY SINGLE-LEVEL LIVING.

Set on Mill Gate in the sought-after village of Ackworth, this well presented three bedroom detached bungalow offers approximately 968 sq ft of single-level accommodation on a plot of around 0.16 acres. The home comprises a fitted kitchen, a separate dining room, a living room, a garden room, a utility room, a guest WC, three bedrooms (the main with an en-suite shower room) and a family shower room. Outside there is a private rear garden, a driveway and a garage.







The kitchen is fitted with a range of wall and base units with wood-effect worktops, under-cabinet lighting, freestanding cooker with gas hob and electric oven with an extractor above and space for further appliances. It leads through to a separate dining room with room for a family table and doors out to a glass panelled decking area overlooking the front garden.

The living room is a comfortable, light space with a large window, and the garden room added in 1992 was upgraded with upvc doors and windows in 2019 offers a bright second sitting area with windows overlooking the rear garden – the perfect spot to relax throughout the year. A practical utility room and a guest WC complete the day-to-day accommodation.

There are three bedrooms. The main bedroom has French doors and its own en-suite shower room, the second bedroom is another good-sized double and the third bedroom would suit a guest room, hobby room or home office. A family shower room with a walk-in shower enclosure serves the remaining bedrooms.

Outside, the private and level rear garden has a covered outdoor seating area, a patio, lawn and well-stocked borders, making it a lovely space to sit out and enjoy. To the front, a driveway provides off-road parking and leads to the garage.



*** Why you will love this home ***

- Three bedroom detached bungalow
- Approx. 968 sq ft of single-level living
- Plot of approx. 0.16 acres
- Fitted kitchen and separate dining room
- Living room plus a bright garden room
- Utility room and guest WC
- Main bedroom with en-suite shower room
- Family shower room
- Private rear garden with covered seating area
- Driveway and garage
- Freehold
- Council Tax Band C (Wakefield Council)
- Very low flood risk from rivers, sea and surface water
- Popular village location in Ackworth

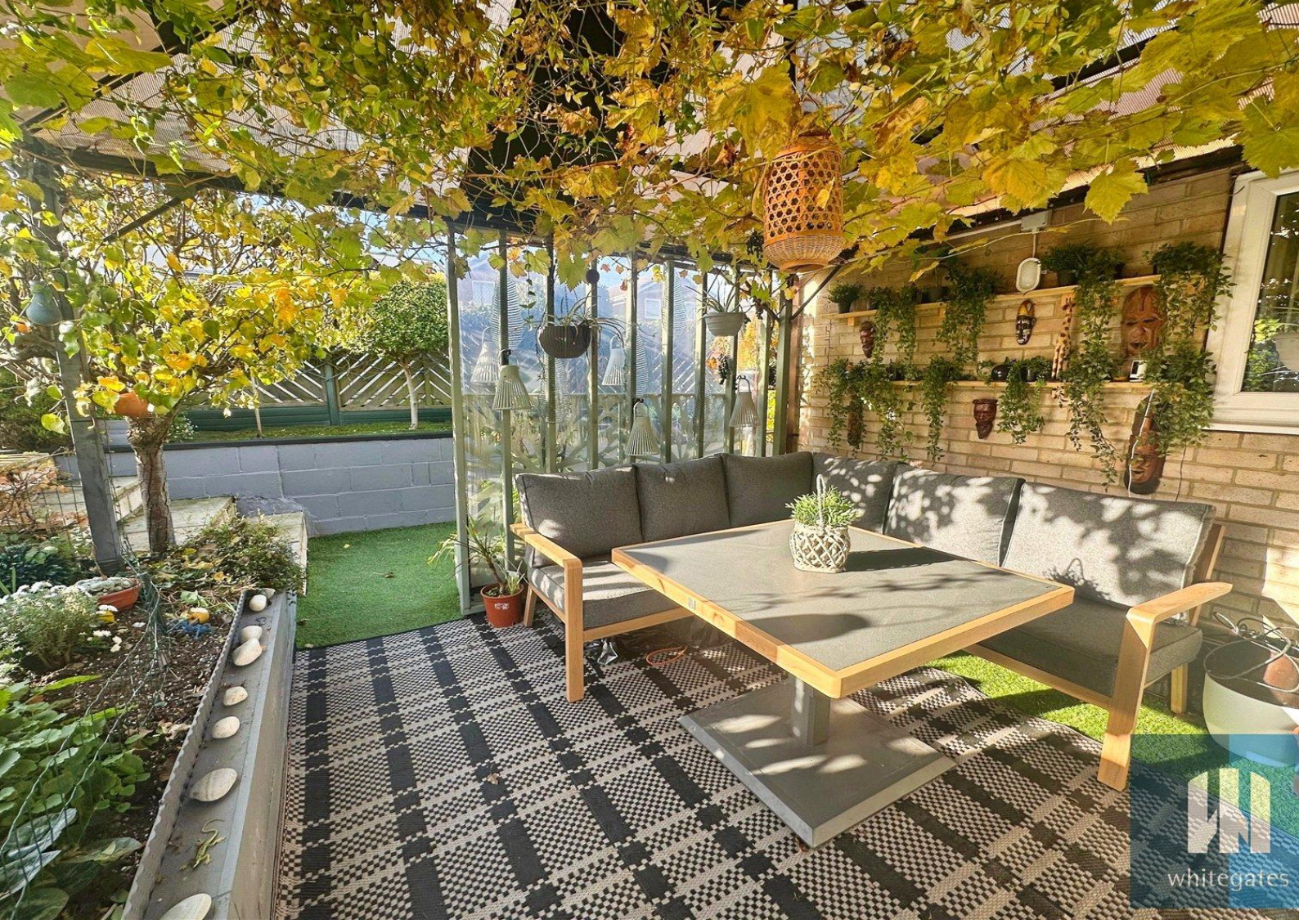


Amenities – Ackworth is a popular village with a range of local shops, pubs and everyday amenities, while the wider shopping, dining and leisure facilities of Pontefract, Wakefield and Hemsworth are only a short drive away.



Schools – Schools listed nearby include Ackworth Mill Dam School (rated Good by Ofsted) approx. 0.09 miles away, Outwood Primary Academy Bell Lane (rated Good) approx. 0.52 miles away, Ackworth Howard Church of England Junior and Infant School (rated Good) approx. 0.74 miles away, Badsworth Church of England Junior and Infant School (rated Good) approx. 1.47 miles away and, for older children, The Featherstone Academy (rated Good) approx. 2.42 miles away. The independent Ackworth School is approx. 0.59 miles away. No catchment area is guaranteed, so buyers should check admissions with the local authority.

Transport – Ackworth is well placed for the A628 and A639, with the A1(M) and M62 within easy reach for Leeds, Wakefield, Doncaster and beyond. Rail services are available from nearby Pontefract, Fitzwilliam and South Elmsall stations.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.