

## 2 Millfield Close, Ackworth, Pontefract, WF7 7GE

On the market now is this beautifully spacious 4 bed semi detached home with off road parking.

As you walk into the property you will find the downstairs WC to the right and the fully fitted kitchen/dining room to the left. Straight ahead is the spacious and well decorated lounge with patio doors leading onto the well maintained enclosed garden.

On the first floor you will find 3 bedrooms, 1 with fitted wardrobes and the house bathroom, on the second floor you will find the super spacious master bedroom with an expanse of fitted wardrobes and a fantastic en suite, the space in this room must be viewed to be truly appreciated

Externally there is off street parking to the front/side, an enclosed rear garden with a patio area and artificial grass. The amazing garden room lends itself to numerous uses including office/bar/games room.

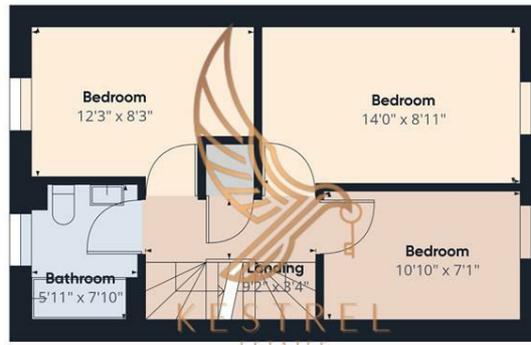
An internal inspection is a must

- 4 Bed Semi Detached Home
- 3 Storeys
- Lounge Leading on to the Garden
- Open Plan Fitted Kitchen/Diner
- Master Bedroom with En Suite
- 3 Further Bedrooms
- Amazing Garden Space (Office/Bar/Games Room)
- Enclosed Rear Garden

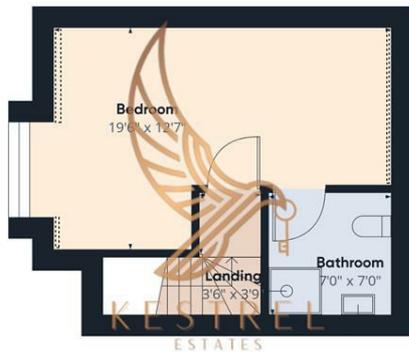
£280,000



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
1275.49 ft<sup>2</sup>

Reduced headroom  
4.36 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

