





Shenstone Mill Lane, Ackworth - WF7 7NW

£350,000

Holroyd Miller have pleasure in offering for sale this extended mature semi detached house retaining original features, yet having gas fired central heating, PVCU double glazing and having a south westerly facing garden. This enviable family home occupies a popular position in the village of Ackworth close to its excellent range of amenities. The accommodation briefly comprises, entrance reception hallway with open staircase, feature original leaded lights and windows, light and airy living room with feature fireplace and bay window, formal dining room with French doors leading onto the rear garden, separate kitchen, side entrance hall forming part of an extension with built in storage, giving access to utility room/cloakroom, spacious first floor landing, house bathroom, three good sized bedrooms all having fitted wardrobes. Outside, the property is set well back from the road with mature gardens with driveway providing ample off street parking leading to single car garage, to the rear, well stocked garden with flowering borders. A truly enviable home offered with No Chain, Viewing Essential.

Outer Entrance Porch
Leads to...
Reception Hallway
With feature open staircase, double panel radiator, original colour leaded windows to the entrance door and feature circular window.

Living Room
With double glazed circular bay window, Adam style fire surround, two wall light points, single panel radiator.

Formal Dining Room
Situated to the rear of the property with double glazed window and French doors leading onto the rear garden, flame effect fitted gas fire set on slate hearth, single panel radiator.

Kitchen
Fitted with a range of matching wall and base units, worktop areas, stainless steel sink unit, with double drainer double oven and hob, double glazed window.

Side Entrance Hall
Forming part of an extension with built in storage cupboards, giving access to...

Utility/Cloakroom
Having plumbing for automatic washing machine, separate toilet with pedestal wash basin, built in storage containing central heating boiler, double glazed window.

First Floor Landing
With double glazed window, two wall light points, built in drawers providing storage.

House Bathroom
Furnished with coloured suite comprising pedestal wash basin, low flush w/c, panelled bath with shower attachment, tiling, heated towel rail, central heating radiator.

Bedroom to Rear
Having full length fitted wardrobes and cupboards, double glazed window making the most of the views over the rear garden, double panel radiator.

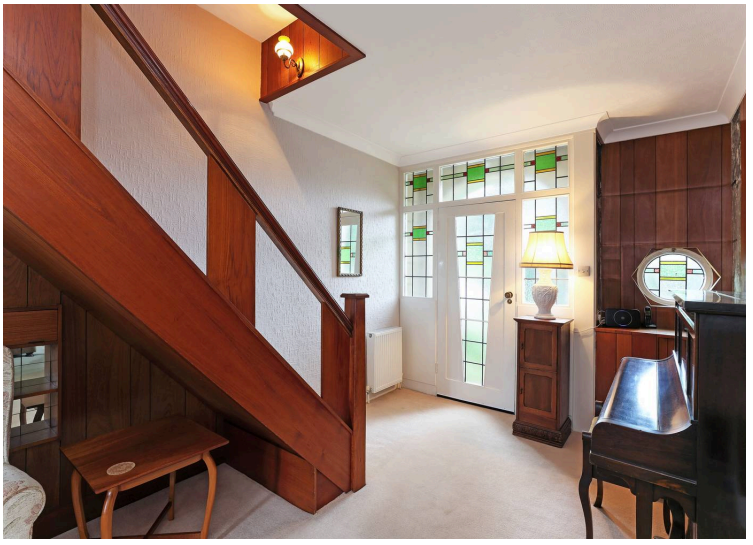
Bedroom to Front
With feature double glazed bay window, fitted cupboards and overhead storage, single panel radiator.

Bedroom to Front
A good sized third bedroom with built in wardrobes, double glazed window, single panel radiator.

Outside
The property is set well back from the road with mature and well stocked garden to the front with flowering borders, driveway to the side provides ample off street parking leading to, single car garage, paved patio area leads to further lawn garden with well stocked flowering borders and shrubs, retaining a high degree of privacy.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.













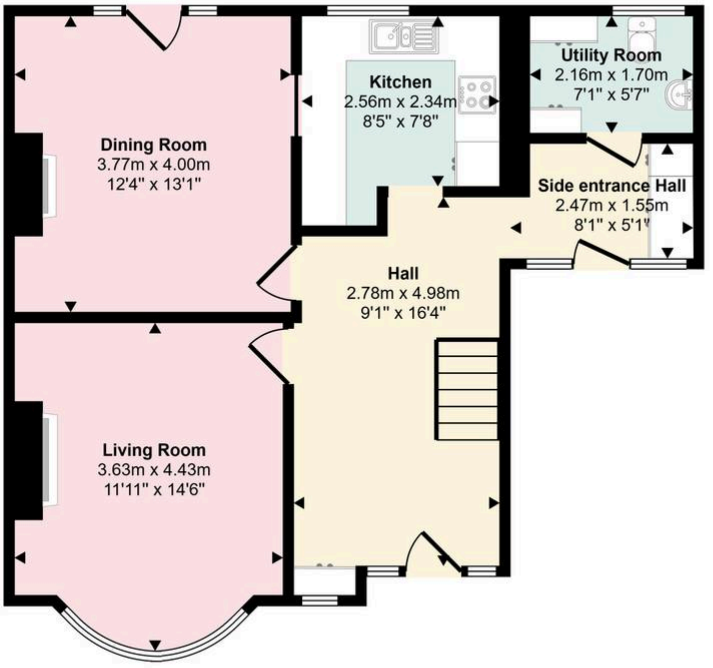


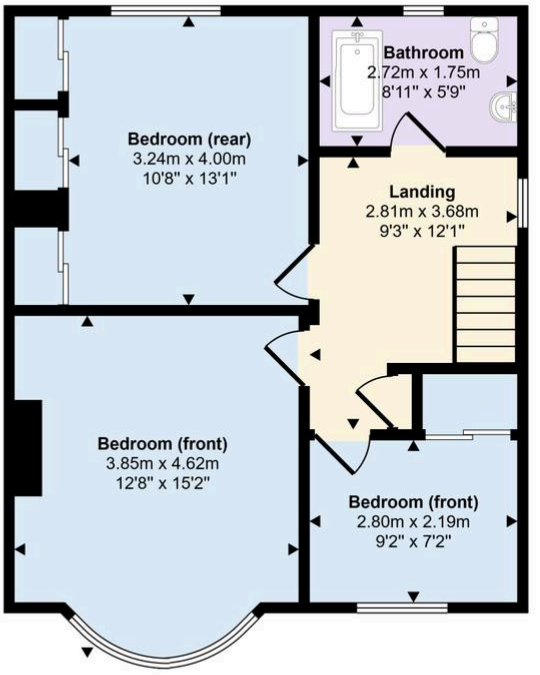






Approx Gross Internal Area
116 sq m / 1251 sq ft





Ground Floor
Approx 61 sq m / 655 sq ft

First Floor
Approx 55 sq m / 596 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.