



Rockingham Street, Fitzwilliam PONTEFRACT WF9 5FL



Welcome to

Rockingham Street, Fitzwilliam PONTEFRACT

GUIDE PRICE £230,000 - £240,000 Three bedroom detached. Popular modern housing estate. Dining Kitchen. Down stairs WC, Three good size bedrooms with the master having ensuite facilities. Low maintenance gardens. Ample off street parking. Walking distance to the local train station.



Summary

Offered for sale with no chain is this three bedroom detached property only built five years ago with off street parking and a very spacious low maintenance garden. Internally the property briefly comprises of an entrance hallway with doors leading to a generously sized lounge, very modern and spacious Kitchen Diner that offers patio doors leading to the garden, downstairs toilet with provisions for a shower if necessary and stairs to the first floor. On the first floor are three good sized bedrooms with an en-suite to the master bedroom and a modern family bathroom. The property benefits from fitted carpets throughout and blinds included for every window. The home has good transport links and a viewing is advised to fully appreciate this home.

Entrance Hall

With a front entrance composite door, under stairs storage cupboard, cloak cupboard and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, vinyl floor covering, extractor fan and a gas central heating radiator.

Lounge

17' 8" x 10' 11" (5.38m x 3.33m)

With two UPVC double glazed window to the side and front aspect and a gas central heating radiator.

Dining Kitchen

16' 4" x 11' (4.98m x 3.35m)

A fitted kitchen consisting of wall, base and draw units with work surfaces over, integrated dishwasher, washing machine and fridge freezer, gas hob, electric oven, extractor fan, stainless steel sink with drainer, glass splash back, cupboard housing the boiler, vinyl floor covering, gas central heating radiator, French doors to the rear and two UPVC double glazed windows to the front and rear aspect.

Landing

With access to the loft

Bedroom One

10' 9" max x 17' 8" max (3.28m max x 5.38m max)

With two UPVC double glazed window to the side and front and a gas central heating radiator.

Ensuite

A suite consisting of a low level flush WC, wash hand basin, walk in electric shower cubicle, vinyl floor covering and a gas central heating radiator.

Bedroom Two

10' 11" max x 12' 5" max (3.33m max x 3.78m max)

With two UPVC double glazed windows to the side and front and a gas central heating radiator.

Bedroom Three

14' 10" max x 6' 4" max (4.52m max x 1.93m max)

With a UPVC double glazed window to the side aspect and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with electric shower attached with curtain, extractor fan, vinyl floor covering, part tiling to walls and a gas central heating radiator.

Front Garden

With a small front lawn with a gate, driveway and electric charging port.

Rear Garden

A corner plot with a paved patio seating area, lawned area, brick wall surround and timber fence with gate, access to either side, double driveway to the side and a garden shed.



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Welcome to

**Rockingham Street, Fitzwilliam
PONTEFRACT**

- ***GUIDE PRICE £230,000 - £240,000***
- Three Bedroom Detached Home
- Ensuite To Master Bedroom
- Downstairs WC
- Double Driveway

Tenure: Freehold EPC Rating: B

guide price

£230,000 - £240,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
PON115032 - 0003

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