



**Holgate View, Fitzwilliam Pontefract WF9 5BS**

**Welcome to**

**Holgate View, Fitzwilliam Pontefract**

Offered for sale with no chain. Three bedrooms, down stairs bathroom, good size dining kitchen. Off street parking to the rear. Popular location. Close by to the local train station.



### **Entrance Porch**

A timber framed front entrance door, vinyl flooring and double glazed timber framed windows to either side.

### **Lounge**

13' 6" x 15' 5" ( 4.11m x 4.70m )

With a UPVC double glazed window to the front aspect, fire surround with electric fire and a gas central heating radiator.

### **Kitchen**

13' 1" x 12' 8" ( 3.99m x 3.86m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, stainless steel sink and drainer, gas hob, electric oven, extractor fan, plumbing for washing machine, under stairs storage cupboard, space for fire surround with electric fire, gas central heating radiator and a timber framed window to the rear aspect.

### **Rear Porch**

With a timber framed door and windows to either side and vinyl floor covering.

### **Landing**

With access to the loft.

### **Bedroom One**

12' 8" x 11' 5" ( 3.86m x 3.48m )

With a UPVC double glazed window to the rear aspect, cupboard housing the combi boiler and a gas central heating radiator.

### **Ensuite**

A suite consisting of a low level flush WC, wash hand basin and a UPVC double glazed window to the rear aspect.

### **Bedroom Two**

13' 3" x 8' 4" ( 4.04m x 2.54m )

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

### **Bedroom Three**

6' 3" x 10' 3" ( 1.91m x 3.12m )

With a UPVC double glazed window to the front 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 and shower screen, vinyl floor covering, gas central heating radiator and a UPVC double glazed window to the rear aspect.

### **Front Garden**

A low maintenance garden to the front, mainly pebbled with a gate and fencing surround.

### **Rear Garden**

With a low maintenance rear garden mainly paved, timber shed and a timber fence surround.



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## Welcome to

### Holgate View, Fitzwilliam Pontefract

- Three Bedroom Mid-Terrace Home
- Off Street Parking To The Rear.
- Dining Kitchen
- Close by To The Local Train Station
- Down Stairs Bathroom

Tenure: Freehold EPC Rating: F

# £130,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON118554 - 0002

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