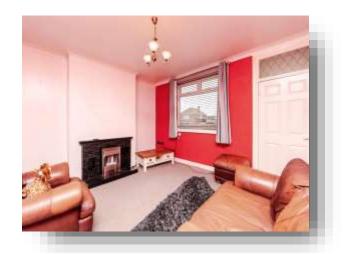


Holgate View, Fitzwilliam Pontefract WF9 5BS

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.





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

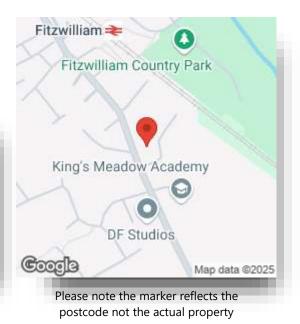
Tenure: Freehold EPC Rating: F

£130,000





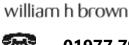




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Property Ref: PON118554 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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