



Holgate View, Fitzwilliam Pontefract WF9 5BS

Welcome to

Holgate View, Fitzwilliam Pontefract

GUIDE PRICE £120,000 - £130,000 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

- ***GUIDE PRICE £120,000 - £130,000***
- Three Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Dining Kitchen
- Down Stairs Bathroom

Tenure: Freehold EPC Rating: F

guide price

£120,000 - £130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118554 - 0003

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