



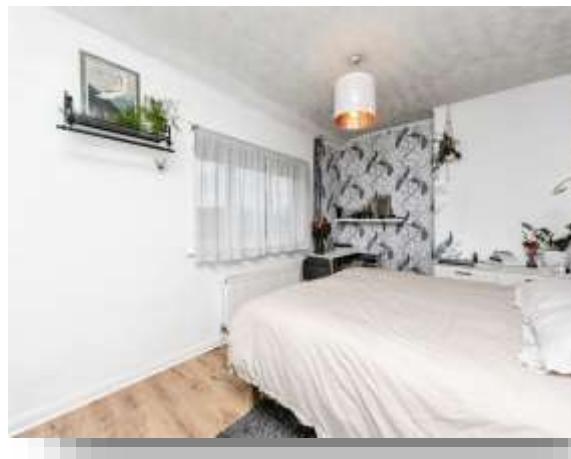
Newstead View, Fitzwilliam Pontefract WF9 5DP

william
h brown

Welcome to

Newstead View, Fitzwilliam Pontefract

A well-presented three-bedroom mid-terraced home in Fitzwilliam, offering a living room, kitchen, downstairs bathroom and three spacious bedrooms. With a front garden, porch and rear off-street parking, it's ideal for first-time buyers or investors



Entrance Hall

UPVC double glazed door to the front, stairs leading to the first floor, and access into the living room.

Living Room

15' x 12' 8" (4.57m x 3.86m)

Double glazed window to the front and access into the hall and the bathroom.

Kitchen

12' 9" x 9' 3" (3.89m x 2.82m)

A fully fitted kitchen with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer, plumbing for washing machine, free standing gas oven and hob, space for fridge freezer, cupboard housing the boiler and a gas central heating radiator.

Bathroom

Hall To Rear

Gas central heating radiator, double glazed door to the rear. Access into the Bathroom, Kitchen and rear porch.

Landing

Loft access. Access into all bedrooms.

Bedroom One

15' 6" x 9' 3" (4.72m x 2.82m)

Double glazed window to the front, gas central heating radiator and a storage cupboard.

Bedroom Two

11' 9" x 9' 3" (3.58m x 2.82m)

Double glazed window to the rear and a gas central heating radiator.

Bedroom Three

8' 7" x 6' 10" (2.62m x 2.08m)

Double glazed window to the rear and a gas central heating radiator.

Exterior

To the front of the property in a fully enclosed garden to the front, under cover seating area. To the rear of the property is the driveway leading to the porch.



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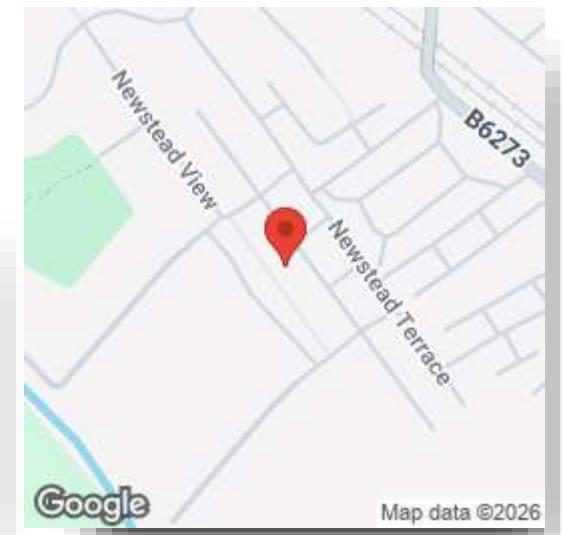
Newstead View, Fitzwilliam Pontefract

- Three Bedroom Mid Terraced
- Off Street Parking
- Fully Enclosed Garden To The Front
- Under Cover Seating Area
- Ideal For First Time Buyers

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£140,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
PON118652 - 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.

 **william h brown**



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