



 **MARTIN&CO**

**Holgate Terrace, Fitzwilliam**

**£220,000**



  
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House - End Terrace

4 Bedrooms, 3 Bathroom

£220,000

- LARGE KITCHEN / DINER
- DOWNSTAIRS WET ROOM
- SEPARATE LOUNGE
- FOUR BEDROOMS
- EN SUITE TO MAIN BEDROOM
- COUNCIL TAX BAND A
- OFF STREET PARKING
- GARDEN TO REAR WITH PATIO AREA
- ADDITIONAL PLOT WITH PLANNING PERMISSION
- CLOSE TO TRAIN STATION

\*\*\*\*REDUCED BY £10K FOR QUICK SALE\*\*\*\*

IMMACULATLY PRESENTED FAMILY HOME WITH ADDITIONAL BUILDING PLOT WITH PLANNING PERMISSION. This FOUR BEDROOM end terraced has recently been renovated to a HIGH STANDARD. VIEWING ESSENTIAL TO FULLY APPRECIATE.



**\*\*\*REDUCED FOR A QUICK SALE BY £10K\*\*\***

**FOUR BEDROOM** end terraced property. Having been recently renovated to an impressive standard this will make a great size **FAMILY HOME**.

Briefly comprising: Kitchen / diner, wet room, rear hallway, separate lounge to ground floor.

First floor: Landing, four bedrooms and a bathroom. En suite to main bedroom.

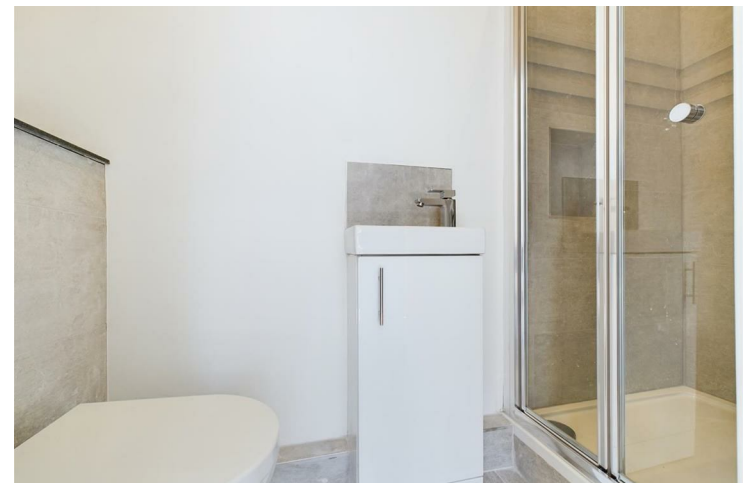
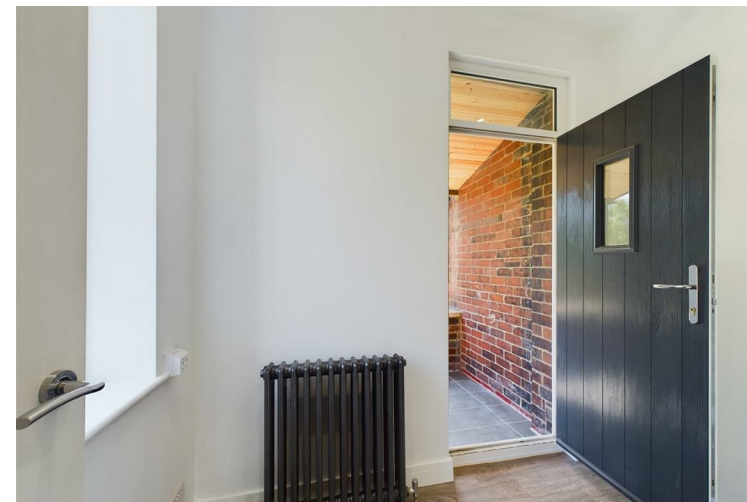
Outside: Driveway to the front and garden to the rear. Additional plot opposite the property having planning permission for a two-storey three bedroom detached house granted by Wakefield MDC under reference 22/01198/FUL.

#### **KITCHEN / DINER**

Set across the full width of the house, this spacious room has a shaker style kitchen with space for a dining table. Fitted with a range of base and wall units including pan drawers and larder units, one of which incorporates an integrated fridge/freezer. Marble effect laminate worktops with tiled upstand. Gas hob and built in electric oven and microwave. Stainless steel inset sink and drainer with mixer tap. Space and plumbing for a washing machine. Twin tall radiators. Windows to the front and door giving access to the drive and additional front garden/plot. Door to understairs cupboard. Further door to the downstairs cloakroom/wetroom.

#### **WET ROOM**

Fitted with a white w.c., pedestal wash hand basin, and shower with drain set into the floor. Obscure glazed window. Radiator.



**HALLWAY**

A covered porch with tiled step make a welcoming entrance into the property from the rear garden. The external door opens into a hallway, with a window to the side aspect. Radiator. Stairs to the first floor and doors through into the living room and the kitchen/dining room.

**LOUNGE**

Situated at the rear of the property and having a walk in bay window overlooking the garden. Fireplace with tiled back and hearth and having a wooden beam forming a mantle over. Radiator.

**LANDING**

Galleried landing with wooden spindles and matching handrail to the stairs. Access to loft via drop down ladder. Cupboard housing the A+ rated boiler and unvented water cylinder. To the ceiling is a sun tunnel allowing the natural light to flow through. Doors into the bedrooms and house bathroom.

**BEDROOM**

A double room with window overlooking the rear garden. Radiator. Door to en-suite.

**EN SUITE**

With shower cubicle, basin set into a vanity unit and w.c.. Ladder towel rail.

**BEDROOM.**

Single bedroom with window to the front of the house. Radiator.

**BATHROOM**

With a modern white suite comprising bath with shower over with glazed screen, basin set into a double drawer vanity unit and w.c. Ladder style towel radiator. Underfloor heating and to the ceiling a further sun tunnel allowing the natural light to flow through.

**BEDROOM..**

Single bedroom with window to the front of the house. Radiator. Built in cupboard.

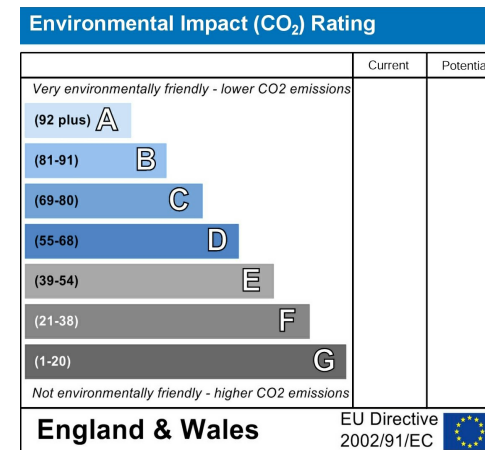
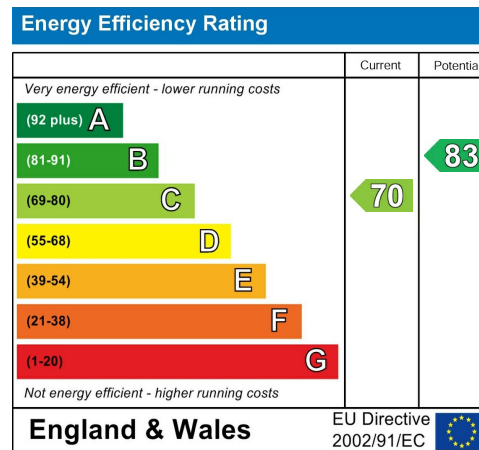
**BEDROOM...**

Single bedroom with window to the front of the house. Radiator.

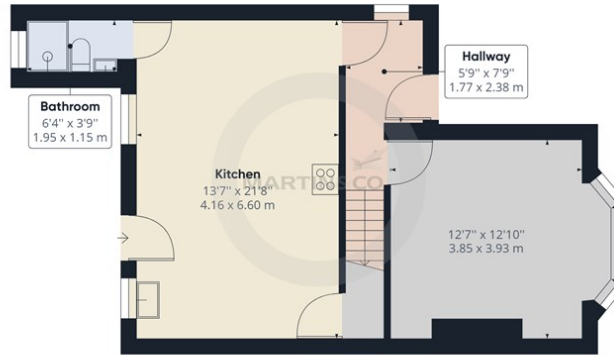
**OUTSIDE**

To the front of the house there is a gravelled driveway, and a path which leads along the side of the house into the rear garden, which has a lawn and raised paved patio area.

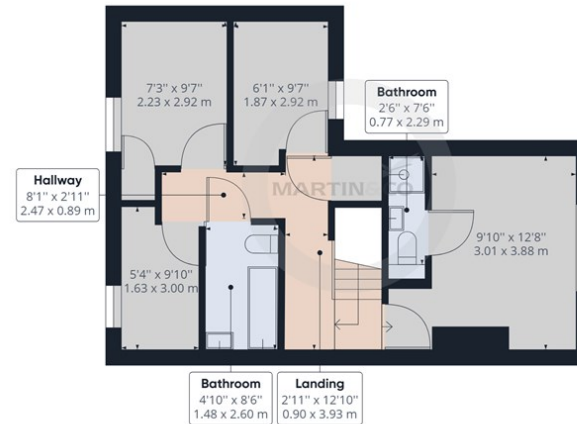
Additional plot with PLANNING FOR - A two storey 3 bed detached dwelling together with amenity space and two parking spaces granted by Wakefield MDC under reference 22/01198/FUL.







Ground Floor



Floor 2

Approximate total area<sup>(1)</sup>

1059.45 ft<sup>2</sup>  
98.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

