

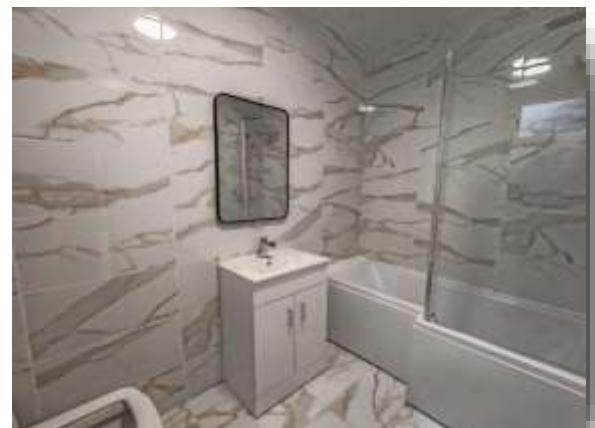


**Newstead Terrace, Fitzwilliam Pontefract WF9 5DQ**

**Welcome to**

## **Newstead Terrace, Fitzwilliam Pontefract**

A well-presented three-bedroom mid-terrace in Fitzwilliam featuring a lounge with open staircase, modern kitchen, ground-floor bathroom and three double bedrooms. Outside offers an enclosed front garden, enclosed rear yard and a rear driveway providing convenient off-street parking.



**Lounge**

18' 10" x 12' 9" ( 5.74m x 3.89m )

With a front entrance door, gas central heating radiator, tiled flooring and a window to the front.

**Kitchen**

9' 5" x 8' 11" ( 2.87m x 2.72m )

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, space for oven, washing machine and fridge freezer, extractor hood, tiled flooring and a window to the rear.

**Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, panelled ceiling, tiled flooring and walls, gas central heating radiator and a window to the rear.

**Landing**

With loft access.

**Bedroom One**

9' 9" x 15' 9" ( 2.97m x 4.80m )

With a window to the front, boiler cupboard over the stairs and a gas central heating radiator.

**Bedroom Two**

9' x 8' 11" ( 2.74m x 2.72m )

With a window to the rear and a gas central heating radiator.

**Bedroom Three**

12' 1" x 9' 6" ( 3.68m x 2.90m )

With a window to the front and a gas central heating radiator.

**Front Garden**

With a part paves area, part lawn and fencing surround.

**Rear Garden**

An enclosed garden, small out building, driveway, paving and fence surround.



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Welcome to

## Newstead Terrace, Fitzwilliam Pontefract

- Three Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Lounge with open staircase and a modernised kitchen
- Enclosed front garden
- Rear driveway offering convenient off-street parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£150,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PON119446 - 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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