

...Your proactive estate agent



Newstead Terrace, Fitzwilliam, Pontefract, WF9 5DH
Offers Over £120,000





Lead In

Available for sale with no onward chain, this three-bedroom mid-terrace property offers a fantastic opportunity for first-time buyers, investors, or anyone looking to personalise a home to their own taste. Ideally positioned on Newstead Terrace in Fitzwilliam, the property enjoys a practical layout with easy access to local amenities, schools, and transport links.

The accommodation briefly comprises an entrance hallway leading into a spacious lounge, creating a comfortable space for both relaxing and entertaining. To the rear, the fitted kitchen features a range of wall and base units, space for appliances, and access to the rear yard. A conveniently located ground floor bathroom completes the downstairs accommodation.

To the first floor are three well-sized bedrooms, including two doubles and a single bedroom.

Externally, the property benefits from a low-maintenance front garden, setting the home back from the street, while the enclosed rear yard provides a useful outdoor space, ideal for seating or extra storage.

Located in a popular residential area, the property is close to local shops, schools, and Fitzwilliam train station, offering excellent commuter links. Early viewing is highly recommended to fully appreciate the potential this home has to offer.

Living Room

4.71 x 3.80 (15'5" x 12'6")

Access to the kitchen and bathroom. Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC window to the front elevation.



Bathroom

1.76 x 2.70 (5'9" x 8'10")

White suite comprising of panel bath with chrome taps. WC with low level flush. Wash hand basin with chrome taps. Wood effect flooring. Central heated radiator. UPVC frosted window to the rear aspect.



Kitchen

3.78 x 2.71 (12'5" x 8'11")

Range of high and low level kitchen base units with one and half bowl sink with chrome tap. Wood effect flooring. Central heated radiator UPVC door giving access to the rear yard. UPVC window to the rear elevation.



Landing

1.70 x 0.80 (5'7" x 2'7")

Access to all three bedrooms.

Bedroom One

4.71 x 2.93 (15'5" x 9'7")

Wood effect flooring. Central heated radiator. UPVC window to the front elevation.



Bedroom Two

2.42 x 3.64 (7'11" x 11'11")

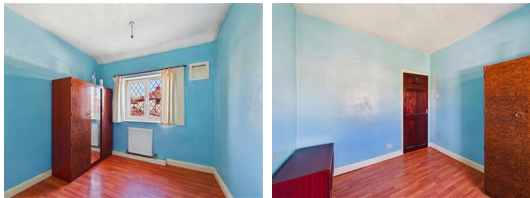
Carpeted throughout. Central heated radiator. UPVC window to the rear elevation.



Bedroom Three

2.74 x 2.70 (8'12" x 8'10")

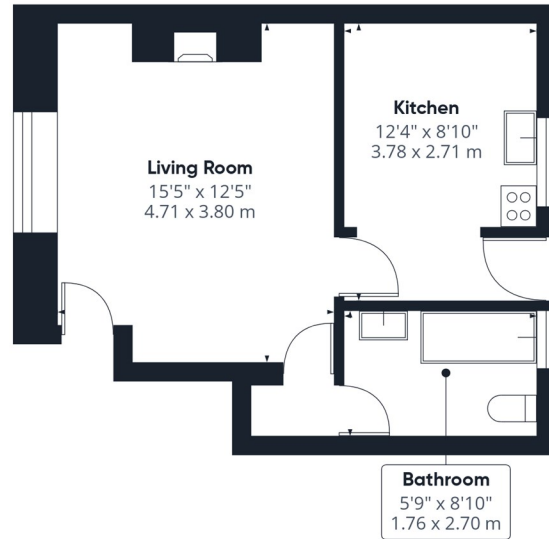
Wood effect flooring. Central heated radiator. UPVC window to the rear elevation.



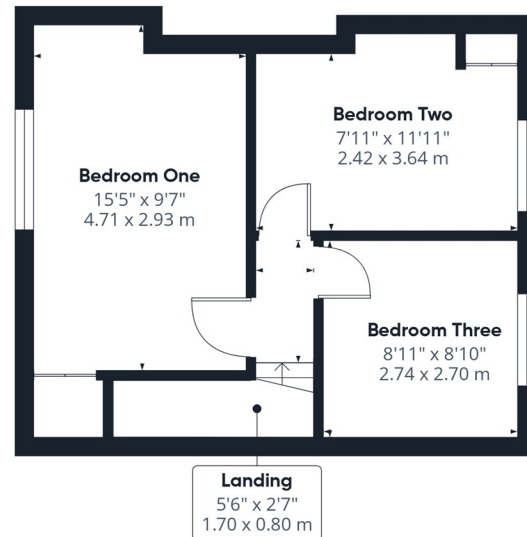
Externally

Garden to the front with yard to the rear.





Floor 0



Floor 1



Approximate total area⁽¹⁾
712 ft²
66 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

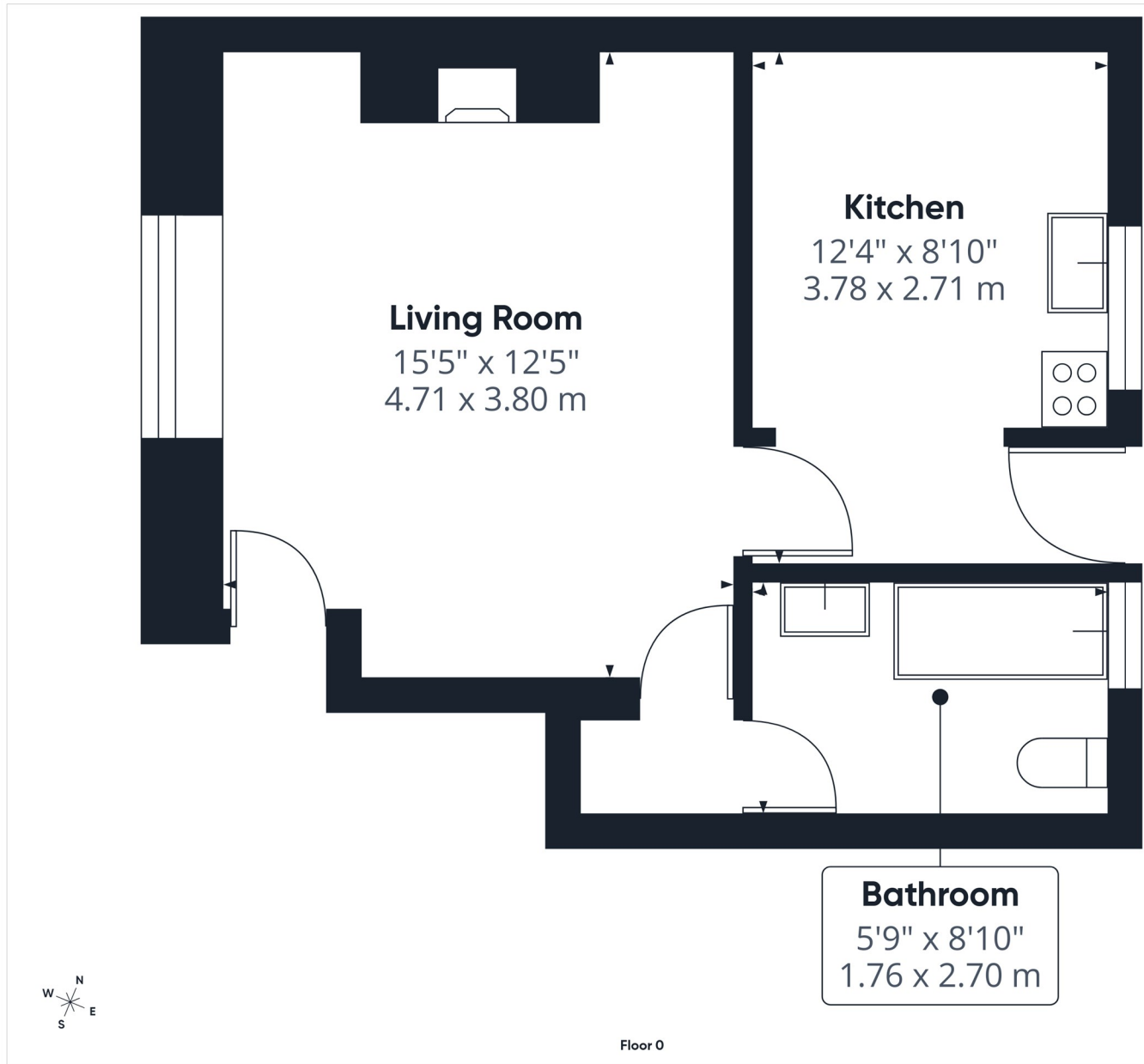
T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





Approximate total area⁽¹⁾
356 ft²
33 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Not energy efficient - lower ranking assets			
100 kWh/m ² Δ	A		
80 kWh/m ² Δ	B		
60 kWh/m ² Δ	C		
40 kWh/m ² Δ	D		
20 kWh/m ² Δ	E		
10 kWh/m ² Δ	F		
5 kWh/m ² Δ	G		
Not energy efficient - higher ranking assets			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
100 g/m ² Δ	A		
150 g/m ² Δ	B		
200 g/m ² Δ	C		
250 g/m ² Δ	D		
300 g/m ² Δ	E		
350 g/m ² Δ	F		
400 g/m ² Δ	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

