Park Row

The proactive estate agent

# Holgate Terrace, Fitzwilliam, Pontefract, WF9 5BU

**£240,000**

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## Lead In

Modern, spacious and beautifully presented throughout, this exceptional four bedroom end terrace home occupies a generous plot in one of Fitzwilliam's most sought after residential locations. Offering immaculate accommodation, outstanding room sizes and an adjoining parcel of land, this is a rare opportunity for families, professionals and developers alike.

Perfectly positioned close to Fitzwilliam railway station, highly regarded schools, local shops and excellent commuter links, the property combines convenience with an enviable amount of outside space. The substantial adjoining land creates impressive front and rear gardens along with a private driveway providing valuable off-street parking – a feature seldom found with homes of this style.

Internally, the property has been maintained to an exceptional standard, offering modern fixtures and fittings throughout together with spacious, light filled accommodation that is ready to move straight into. Every room has been thoughtfully presented, making this an ideal purchase for buyers seeking a home requiring little or no work.

A significant advantage of this property is the adjoining land, which, subject to the necessary planning permissions and consents, could offer future development potential. Previous planning applications have existed but have now lapsed, presenting an exciting opportunity for purchasers wishing to explore the possibilities.

Homes of this size, presentation and plot rarely become available, making this a truly unique opportunity. An internal viewing is essential to fully appreciate the quality, space and future potential this outstanding home has to offer.

## Entrance Hallway

7'10" x 5'9" (2.39 x 1.76)

A beautiful entrance hallway with a Composite door. Access to the kitchen diner and the living room. Central heated radiator. Spotlights. Wood effect flooring. UPVC double glazed window to the side elevation.

## Shower Room

3'10" x 6'5" (1.17 x 1.96)

Wet room with an electric shower. WC with a low level flush. Sink with a chrome mixer tap. Central heated radiator. Nonslip flooring. Full height wall tilling. Panelled ceiling. UPVC double glazed window to the front elevation.

## Kitchen Diner

21'7" x 13'8" (6.58 x 4.17)

A range of wall and base units with marble effect worktops. Spotlights to the ceiling. Integrated microwave. Integrated oven. Twin designer radiators. Stainless steel sink with a chrome mixer tap. Composite front door. Wood effect flooring. UPVC double glazed windows to the front elevation.

## Living Room
12'10" x 12'9" (3.92 x 3.88)

Carpeted throughout. Chimneybreast with alcove with solid wood above. Central heated radiator. Bay UPVC double glazed window to the rear elevation.

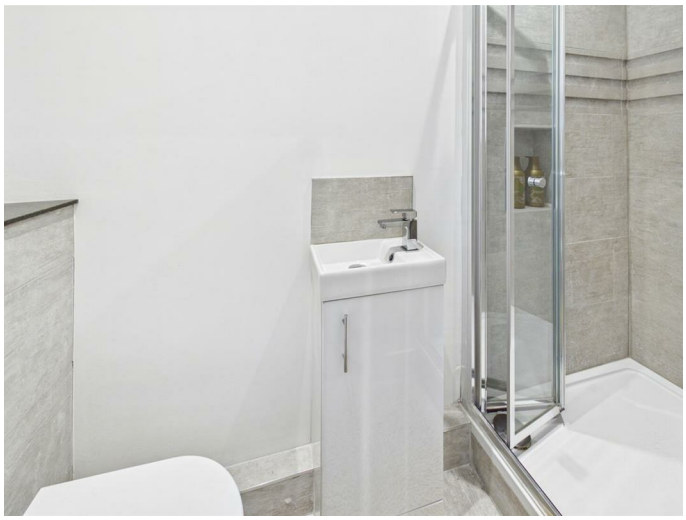
## Landing
3' x 8'1" (0.92 x 2.46)

Stairs leading to all four bedrooms and the bathroom. Carpeted throughout. Central heated radiator. Access to the loft. Storage cupboard. Spotlights to the ceiling.

## Bedroom One
12'8" x 9'11" (3.86 x 3.01)

Carpeted throughout. Central heated radiator. Spotlights to the ceiling. Door to the En Suite. UPVC double glazed window to the rear elevation.

## En Suite
7'7" x 2'7" (2.30 x 0.79)

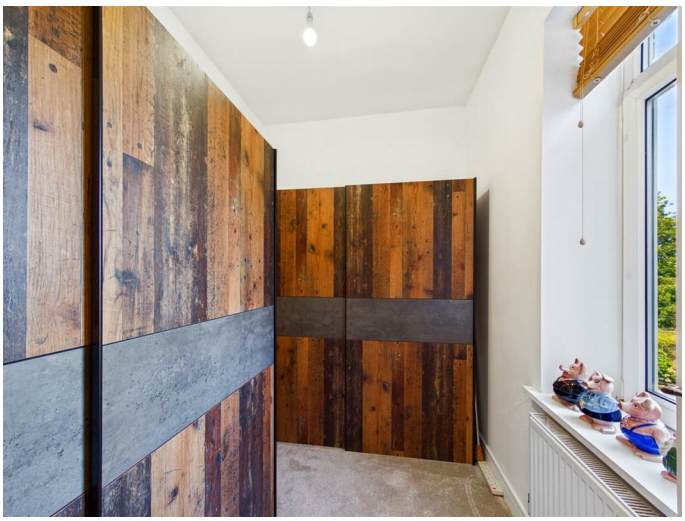


White suite comprises of a shower cubicle with a chrome shower head attached to the ceiling and a mains feed chrome. WC with a low level flush. Sink with a chrome mixer tap. Central heated towel rail. Extractor fan. Spotlights to the ceiling. Partly tiled walls. Tiled flooring.

## Bedroom Two
9'6" x 7'4" (2.90 x 2.23)

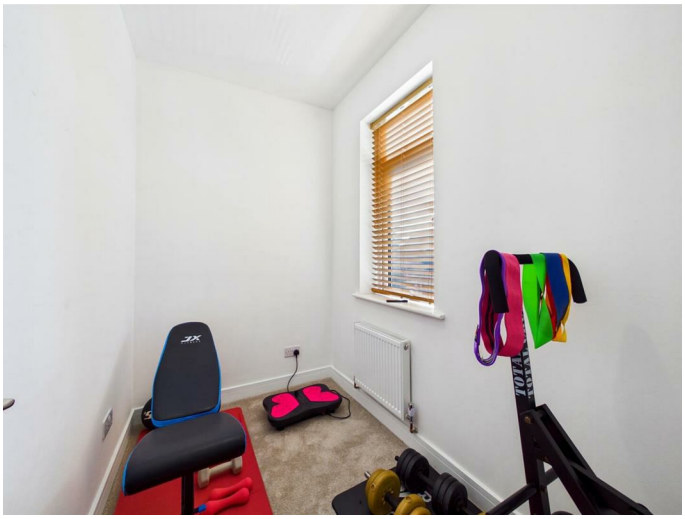
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

## Bedroom Three
9'7" x 6'2" (2.91 x 1.87)



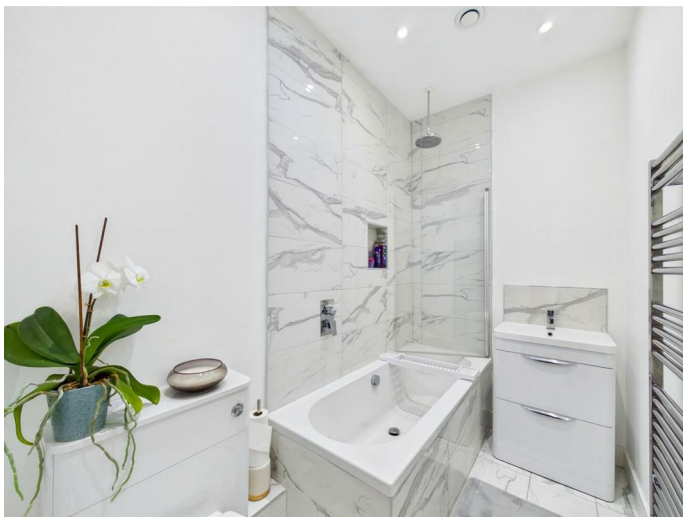
Carpeted throughout. Central heated radiator. Cupboard. UPVC double glazed window to the rear elevation.

## Bedroom Four
8'6" x 5'5" (2.59 x 1.65)



Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

## Bathroom
8'6" x 4'10" (2.59 x 1.47)



A White suite comprises of a panel bath with a wall mounted chrome mixer tap. WC with a low level flush. Wash hand basin unit with a chrome mixer tap. Central heated towel rail. Tiled flooring. Partly tiled walls. Chrome shower head attached to the ceiling above the bath. Extractor fan. Spotlights to the ceiling.

## External

The property is set back from the street with a pebbled driveway for ample parking. An additional parcel of land is adjacent to this property and has been previously granted for planning to build a home.

A particular highlight of the property is the generous rear garden, offering an excellent amount of outdoor space for families, entertaining and gardening enthusiasts. Immediately to the rear of the house is a raised paved seating terrace, ideal for al fresco dining, with steps leading down to an extensive lawn. The garden extends to a substantial additional section of land beyond, creating an impressive overall plot with mature trees, established hedging and fenced boundaries providing a good degree of privacy. The additional land offers fantastic versatility, whether for recreation, children's play space, landscaping or potential future use (subject to any necessary consents). A useful garden storage shed is also included. Overall, the rear garden provides a rare opportunity to enjoy an exceptionally large outdoor space in a residential setting.

## HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING A OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

## MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

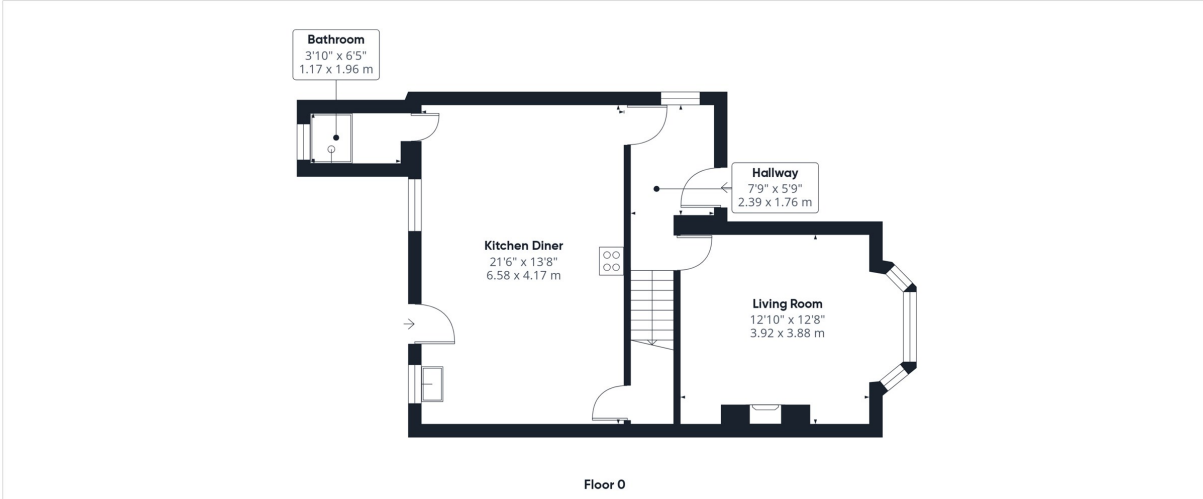
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

## UTILITIES BROADBAND & MOBILE COVERAGE

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.




Floor 0

Floor 1

**Approximate total area**(1)

1041 ft²

96.7 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.

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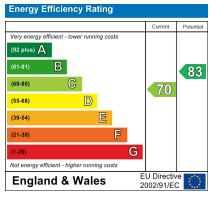


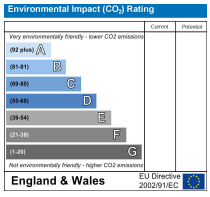



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