

... Your proactive estate agent



Holgate Terrace, Fitzwilliam, Pontefract, WF9 5BU
£240,000





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

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

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

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

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 tiling. Panelled ceiling. UPVC double glazed window to the front elevation.



Kitchen Diner

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

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

3.92 x 3.88 (12'10" x 12'9")

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



Landing

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

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

3.86 x 3.01 (12'8" x 9'11")

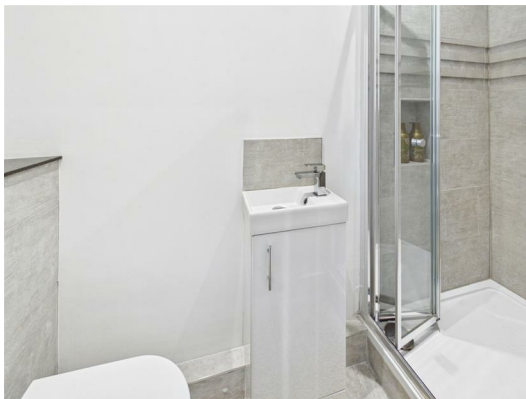
Carpeted throughout. Central heated radiator. Spotlights to the ceiling. Door to the En Suite. UPVC double glazed window to the rear elevation.



En Suite

2.30 x 0.79 (7'7" x 2'7")

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

2.90 x 2.23 (9'6" x 7'4")

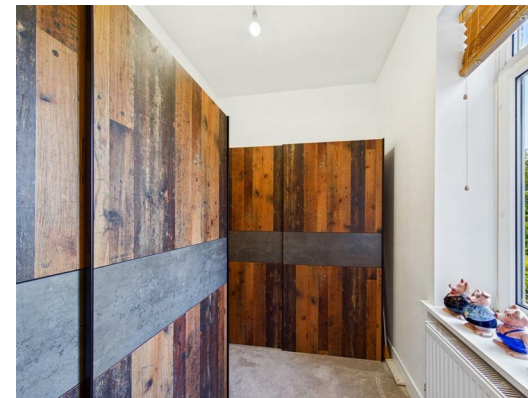
Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.



Bedroom Three

2.91 x 1.87 (9'7" x 6'2")

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



Bedroom Four

2.59 x 1.65 (8'6" x 5'5")

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

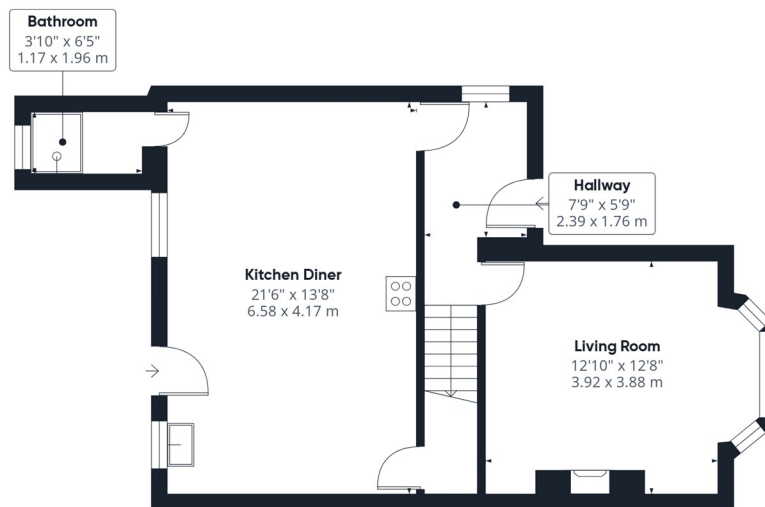


External

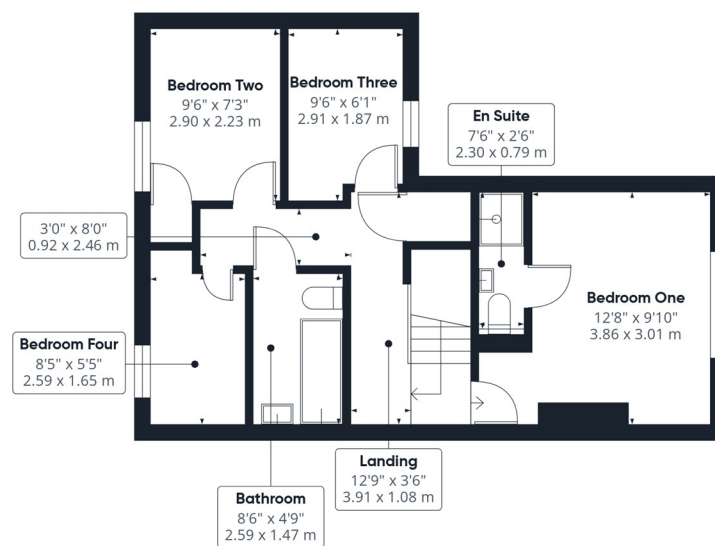
The property is set back from the street with a pebbled driveway for ample parking. An additional parcel of land is adjacent to this property and has been previously granted for planning to build a home.

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.





Floor 0



Floor 1



Approximate total area^m

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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Bathroom
3'10" x 6'5"
1.17 x 1.96 m

Hallway
7'9" x 5'9"
2.39 x 1.76 m

Kitchen Diner
21'6" x 13'8"
6.58 x 4.17 m

Living Room
12'10" x 12'8"
3.92 x 3.88 m



Floor 0

Approximate total area^m
584 ft²
54.3 m²

(1) Excluding balconies and terraces

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