



3 Bed  
House - Semi-Detached  
located in Fitzwilliam



# 23 Newall Crescent Fitzwilliam Pontefract WF9 5DN



£160,000

Nestled in the charming area of Fitzwilliam, Pontefract, this delightful semi-detached house on Newall Crescent offers a perfect blend of comfort and practicality with the added benefit of a good sized private garden and open views over fields. Built circa 1953, the property has been well-maintained and provides a warm and inviting atmosphere for families or individuals seeking a new home.

Spanning an impressive 833 square feet, this residence boasts two spacious reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a sense of openness and light throughout the home.

The property features three well-proportioned bedrooms, providing ample space for rest and relaxation. Each bedroom is designed to be a tranquil retreat, perfect for unwinding after a long day. Additionally, with a bathroom, shower room and ac cloaks/WC, convenience is at the forefront, making morning routines and guest visits a breeze.

The location of Newall Crescent is particularly appealing, offering a friendly community atmosphere while being conveniently close to a train station, local amenities, schools, and parks. This makes it an ideal choice for families or anyone looking to enjoy the benefits of suburban living.

In summary, this semi-detached house presents a wonderful

## Entrance Hall

The entrance hall provides a welcoming entry point to the home, with access to the living spaces and stairs rising to the first floor. It is carpeted and painted in neutral tones, offering a simple and practical transition between rooms.

## Living Room

10'2" x 8'10" plus recess

The living room is a cosy space featuring neutral tones and a large window that fills the room with natural light. Its carpeted floor and traditional wall panelling add warmth and character to this welcoming area, perfect for relaxing or entertaining.

## Family Room

16'1" x 8'7" plus recess

The family room offers a bright, versatile living space with sliding doors leading directly to the garden, creating a seamless indoor-outdoor flow. The room features the same tasteful wall panelling as the living room, complemented by soft carpeting and a feature wall-mounted electric fireplace, making it a cosy place to unwind.

## Kitchen

10'2" x 4'10"

The kitchen is a practical and well-lit area with a window overlooking the driveway. It has a range of light wood-effect cabinets paired with worktops and neutral tiled splashbacks. The kitchen accommodates essential appliances with a cooker point and plumbing for washer, with vinyl flooring offering easy maintenance.

## Shower Room

6'5" x 5'9"

The shower room is a bright, functional space tiled in neutral shades and equipped with an open shower, toilet, and wash basin. A frosted window allows natural light to enter while maintaining privacy, and the room is finished with tiled flooring and a radiator.

## Lobby

The downstairs lobby area offers useful additional space, connecting the kitchen to the side of the property. It has a tiled floor and practical finishes, with a door providing access to the garden and a separate WC nearby.

## WC

The ground floor WC is a compact and practical space, featuring a toilet with tiled flooring. It is conveniently positioned off the lobby area for easy access.

## Bedroom One

13'3" x 10'7"

The primary bedroom is a spacious and bright room featuring a large window that offers views across the front of the property. It has a neutral colour scheme and carpeted floor, providing a generous, restful space.

## Bedroom Two

12'7" x 8'8"

The second bedroom is a good-sized double room with a large window allowing natural light to flood in, with views over the garden, fields and beyond. It is carpeted and has neutral walls, making it a versatile space for various uses.



### Bedroom Three

8'6" x 7'10"

This third bedroom is a smaller, cosy room with a window overlooking the garden, fields and beyond. It is carpeted and decorated in neutral shades, ideal as a child's bedroom or home office.

### Bathroom

8'5" x 4'7"

The bathroom is a bright and clean space featuring a three piece suite with a bath, toilet, and pedestal wash basin. It has tiled walls and vinyl flooring, with a window providing natural light.



### Rear Garden

The rear garden benefits from a generous size with a lawn area bordered by mature shrubs and fencing, offering privacy and a pleasant outlook. There are paved patio areas ideal for outdoor seating and entertaining, with open views of the countryside beyond, creating a peaceful outdoor retreat.



### Front Exterior

The front exterior of the property is neat and well-maintained, featuring a drive with parking and a low-maintenance front garden with gravel and mature planting. A secure gated side access leads to a continued driveway and a detached garage.

### MISC

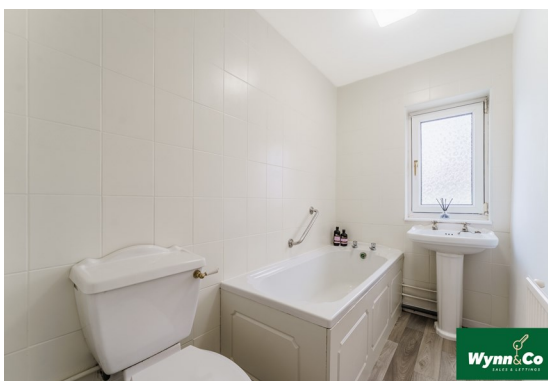
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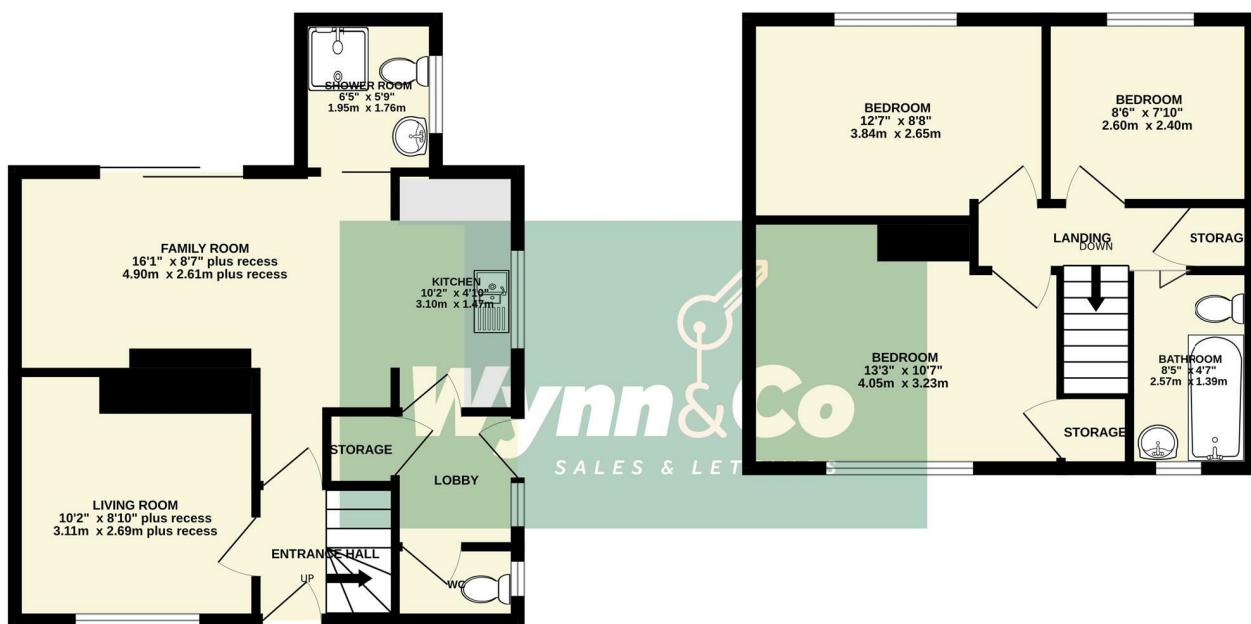
23 Newall Crescent, Fitzwilliam, Pontefract, WF9 5DN





GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

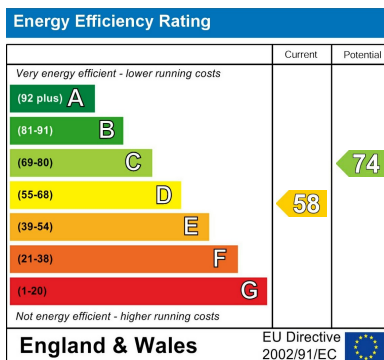
1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



### THREE BEDROOM SEMI DETACHED HOME

TOTAL FLOOR AREA : 833 sq.ft. (77.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### DIRECTIONS

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