



**Earl Street, Fitzwilliam Pontefract WF9 5FJ**

**welcome to**

**Earl Street, Fitzwilliam Pontefract**

\*\*\*GUIDE PRICE £220,000-£230,000\*\*\*Three bedroom three storey semi-detached. Modern interior, dining kitchen, amazing master bedroom with ensuite facilities. Good size rear garden. Garage in a block of three. Close distance to Fitzwilliam train station. Spacious throughout.



### Entrance Hall

A composite front entrance door and a gas central heating radiator with cover.

### Wc

With a low level flush WC and wash hand basin.

### Lounge

15' 7" x 10' 10" ( 4.75m x 3.30m )

With a UPVC double glazed French doors to the rear, laminate flooring, under stairs storage cupboard and a gas central heating radiator.

### Kitchen

15' 4" x 12' 6" ( 4.67m x 3.81m )

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, electric oven, gas hob, extractor fan, stainless steel sink and drainer, plumbing for washing machine, space for free standing fridge freezer, tiled splash back, vinyl floor covering and a window to the front.

### Landing

With a gas central heating radiator and a storage cupboard.

### Bedroom Two

9' 5" x 6' 4" ( 2.87m x 1.93m )

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

### Bedroom Three

15' 1" x 9' 3" ( 4.60m x 2.82m )

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

### Bathroom

A suite consisting of a low level flush WC, wash hand basin, panelled bath with shower over and screen, part tiled walls and vinyl floor covering.

### Second Floor Landing

With a sky light to the rear, storage cupboard and a gas central heating radiator.

### Bedroom One

16' 3" x 15' 6" ( 4.95m x 4.72m )

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

### Ensuite

A suite consisting of a low level flush WC, wash hand basin, shower cubicle with electric shower, extractor fan, part tiled to walls and a gas central heating radiator.

### Rear Garden

Enclosed rear garden, patio seating area, rear gate which leads down a path to the gate.



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## **Earl Street, Fitzwilliam Pontefract**

- \*\*\*GUIDE PRICE £220,000-£230,000\*\*\*
- Three Store Property
- Ensuite To Master Bedroom
- Driveway To The Side
- Corner Plot Position

Tenure: Freehold EPC Rating: B  
Council Tax Band: C

guide price

**£220,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
PON119204 - 0005

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