



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



**Welcome to**

**Earl Street, Fitzwilliam Pontefract**

\*\*\*GUIDE PRICE £210,000-£220,000\*\*\* 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.



***view this property online*** [williamhbrown.co.uk/Property/PON119204](http://williamhbrown.co.uk/Property/PON119204)



## Welcome to

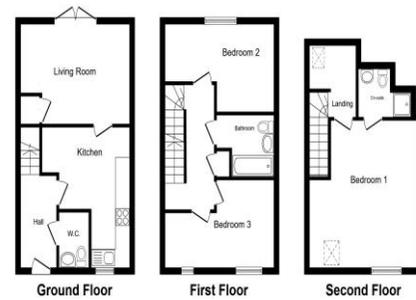
### Earl Street, Fitzwilliam Pontefract

- \*\*\*GUIDE PRICE £210,000-£220,000\*\*\*
- Three Storey Property
- Ensuite To Master Bedroom
- Driveway To The Side
- Corner Plot Position

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

guide price

**£210,000 - £220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PON119204](https://www.williamhbrown.co.uk/Property/PON119204)



Property Ref:  
PON119204 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01977 791406**



[Pontefract@williamhbrown.co.uk](mailto:Pontefract@williamhbrown.co.uk)



26 Market Place, PONTEFRAC, West Yorkshire,  
WF8 1AT



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)