



Newstead Terrace, Fitzwilliam Pontefract WF9 5DQ

Welcome to

Newstead Terrace, Fitzwilliam Pontefract

Well-presented three-bed mid-terrace in Fitzwilliam with open-staircase lounge, modern kitchen, ground-floor bathroom, three doubles, enclosed front garden, rear yard and off-street parking.



Lounge

18' 10" x 12' 9" (5.74m x 3.89m)

With a front entrance door, gas central heating radiator, tiled flooring and a window to the front.

Kitchen

9' 5" x 8' 11" (2.87m x 2.72m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, space for oven, washing machine and fridge freezer, extractor hood, tiled flooring and a window to the rear.

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, bath with shower over, panelled ceiling, tiled flooring and walls, gas central heating radiator and a window to the rear.

Landing

With loft access.

Bedroom One

9' 9" x 15' 9" (2.97m x 4.80m)

With a window to the front, boiler cupboard over the stairs and a gas central heating radiator.

Bedroom Two

9' x 8' 11" (2.74m x 2.72m)

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

Bedroom Three

12' 1" x 9' 6" (3.68m x 2.90m)

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

Front Garden

With a part paves area, part lawn and fencing surround.

Rear Garden

An enclosed garden, small out building, driveway, paving and fence surround.

Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Newstead Terrace, Fitzwilliam Pontefract

- Three Bedroom Mid-Terrace Home
- NO ONWARD CHAIN
- Lounge with open staircase and a modernised kitchen
- Enclosed front garden
- Rear driveway offering convenient off-street parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119446 - 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.

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