

...Your proactive estate agent



Newstead Terrace, Fitzwilliam, Pontefract, WF9 5DH
Offers Over £120,000

Park Row



Lead In

Available for sale with no onward chain, this three-bedroom mid-terrace property offers a fantastic opportunity for first-time buyers, investors, or anyone looking to personalise a home to their own taste. Ideally positioned on Newstead Terrace in Fitzwilliam, the property enjoys a practical layout and is conveniently located within close proximity to Fitzwilliam train station, providing easy access to a range of transport links, making it an excellent choice for commuters. The property also benefits from easy access to local amenities and schools.

The accommodation briefly comprises an entrance hallway leading into a spacious lounge, creating a comfortable space for both relaxing and entertaining. To the rear, the fitted kitchen features a range of wall and base units, space for appliances, and access to the rear yard. A conveniently located ground floor bathroom completes the downstairs accommodation.

To the first floor are three well-sized bedrooms, including two doubles and a single bedroom.

Externally, the property benefits from a low-maintenance front garden, setting the home back from the street, while the enclosed rear yard provides a useful outdoor space, ideal for seating or extra storage.

Located in a popular residential area, the property is close to local shops, schools, and Fitzwilliam train station, offering excellent commuter links and convenient access to surrounding towns and cities via both rail and road networks. Early viewing is highly recommended to fully appreciate the potential this home has to offer.

Living Room

4.71 x 3.80 (15'5" x 12'6")

Access to the kitchen and bathroom. Feature fire with

hearth and surround. Carpeted throughout. Central heated radiator. UPVC window to the front elevation.



Bathroom

1.76 x 2.70 (5'9" x 8'10")

White suite comprising of panel bath with chrome taps. WC with low level flush. Wash hand basin with chrome taps. Wood effect flooring. Central heated radiator. UPVC frosted window to the rear aspect.



Kitchen

3.78 x 2.71 (12'5" x 8'11")

Range of high and low level kitchen base units with one and half bowl sink with chrome tap. Wood effect flooring. Central heated radiator UPVC door giving access to the rear yard. UPVC window to the rear elevation.



Landing

1.70 x 0.80 (5'7" x 2'7")

Access to all three bedrooms.

Bedroom One

4.71 x 2.93 (15'5" x 9'7")

Wood effect flooring. Central heated radiator. UPVC window to the front elevation.



Bedroom Two

2.42 x 3.64 (7'11" x 11'11")

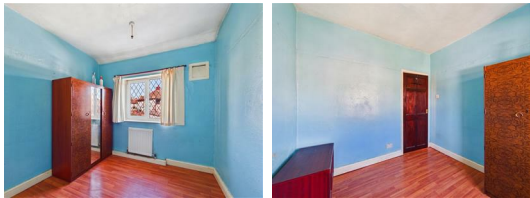
Carpeted throughout. Central heated radiator. UPVC window to the rear elevation.



Bedroom Three

2.74 x 2.70 (8'12" x 8'10")

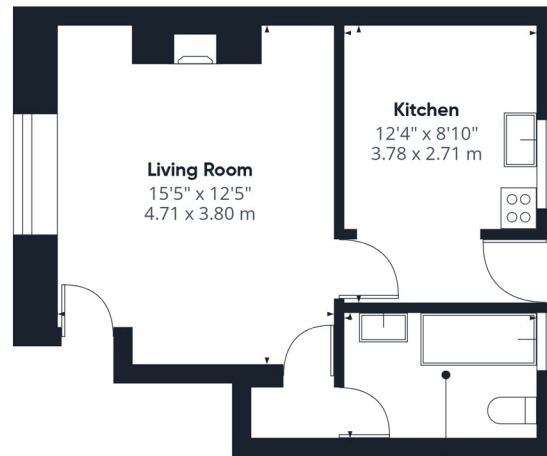
Wood effect flooring. Central heated radiator. UPVC window to the rear elevation.



Externally

Garden to the front with yard to the rear.





Floor 0



Floor 1



Approximate total area^m

712 ft²
66 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.

GIRAFFE360

T 01977 791133

W www.parkrow.co.uk

30 Newgate, Pontefract, West Yorkshire, WF8 1DB

pontefract@parkrow.co.uk





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