

Living Room

WC

Kitchen/Diner

Entrance Hall

The floor plan shows a rectangular layout. At the top, there are two bedrooms: 'Bedroom 3' on the left and 'Bedroom 2' on the right. Below 'Bedroom 3' is a 'Landing' area which contains a staircase with steps leading down. To the right of the 'Landing' is a 'Bathroom'. At the bottom of the plan is a large 'Bedroom 1'. The rooms are separated by thick black lines representing walls. There are several arched doorways indicating entrances to the rooms. The entire plan is enclosed within a thick black border.

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2 Prince Drive, Fitzwilliam, Pontefract, WF9 5FD

For Sale Freehold £185,000

Situated on a modern and popular development in the Fitzwilliam area is this well presented three bedroom semi detached home. Offering well proportioned accommodation throughout, including three good sized bedrooms, generous reception space, an enclosed rear garden and off road parking, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase to the first floor landing and doors providing access to the kitchen/diner and living room. The kitchen/diner benefits from useful understairs storage and a downstairs WC, while the living room enjoys direct access to the rear garden. To the first floor, the landing provides loft access, a storage cupboard and doors leading to three bedrooms and the house bathroom. Bedroom one further benefits from additional overstairs storage. Externally, the front and side gardens are laid mainly to lawn with a planted shrub border and iron fencing, with a gate leading to a paved pathway to the front entrance. The rear garden is predominantly lawned and incorporates a paved patio area, ideal for outdoor dining and entertaining, along with a timber garden shed for storage. The garden is fully enclosed by a combination of walling and timber fencing, making it ideal for pets and children, and benefits from both front and rear gated access. Beyond the rear garden is a tarmac parking area providing off road parking for two vehicles.

Fitzwilliam is an excellent location for a wide range of buyers, particularly first-time buyers, small families and professional couples. Local shops and schools are within walking distance, with a broader range of amenities available in nearby towns including Pontefract, Featherstone and Hemsworth. The area is well served by local bus routes and benefits from its own train station, offering direct links to Leeds and Doncaster. For those commuting further afield, the A1 is a short drive away, providing access to the M62 and M1 motorway networks.

An early internal inspection is highly recommended to fully appreciate all that this modern home has to offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

A composite side entrance door with a frosted glass pane leads into the entrance hall with a central heating radiator, UPVC double glazed window to the front elevation, doors through to the kitchen diner and stairs providing access to the first floor landing.

KITCHEN DINER

16'8" x 11'5" [max] x 4'11" [min] [5.10m x 3.50m [max] x 1.52m [min]]
Fitted with a range of modern wall and base units with laminate work surfaces, a stainless steel sink and drainer with mixer tap, a four ring gas hob with partial glass splashback and extractor above, integrated oven, integrated dishwasher, integrated fridge freezer, and space and plumbing for a washing machine. UPVC double glazed window to the front elevation, central heating radiator, doors to understairs storage, the downstairs w.c. and the living room.

W.C.

6'2" x 4'9" [1.88m x 1.47m]
An extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, and tiled splashback.

LIVING ROOM

14'11" x 10'4" [4.55m x 3.15m]
UPVC double glazed window to the side elevation, a set of UPVC double glazed French doors opening onto the rear garden, and a central heating radiator.



FIRST FLOOR LANDING

Loft access, access to a storage cupboard, a central heating radiator, and doors to three bedrooms and the house bathroom.

BEDROOM ONE

14'11" x 10'11" [max] x 5'11" [min] [4.55m x 3.35m [max] x 1.82m [min]]
UPVC double glazed window to the front elevation, central heating radiator, and a useful storage cupboard.



BEDROOM TWO

10'4" x 8'4" [max] x 7'8" [min] [3.16m x 2.55m [max] x 2.36m [min]]
UPVC double glazed window to the rear elevation and a central heating radiator.



BEDROOM THREE

8'8" x 6'4" [2.65m x 1.95m]
Two UPVC double glazed windows, one to the side elevation and one to the rear elevation, along with a central heating radiator.



HOUSE BATHROOM/W.C.

7'0" x 6'11" [max] x 5'6" [min] [2.15m x 2.13m [max] x 1.70m [min]]
Fitted with an extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, and a panel bath with mixer tap and mains-fed shower attachment, complemented by a shower screen and partial tiling.



OUTSIDE

To the front and side of the property, the garden is laid mainly to lawn with mature shrub borders and iron fencing, with gated access leading around to the rear. The rear garden is predominantly laid to lawn and includes a paved patio area ideal for outdoor dining and entertaining, as well as a timber shed providing useful garden storage. The garden is fully enclosed by walls and timber fencing and benefits from two timber access gates. Beyond the garden, there are two tarmac parking spaces providing off road parking for the property.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.