

**Newstead Grove, Fitzwilliam**

**£125,000**

  
**MARTIN&CO**



# Newstead Grove, Fitzwilliam House - Terraced 3 Bedrooms, 1 Bathroom

**£125,000**

- RECENTLY RENOVATED THREE BEDROOM MID TERRACE with NO CHAIN
- IDEAL FOR A FTB OR INVESTOR LOOKING FOR A TURN KEY RENTAL PROPERTY
- LOUNGE, FITTED KITCHEN, BATHROOM, LANDING and 3 BEDROOMS
- ENCLOSED REAR YARD with FURTHER GARDEN SPACE
- IDEAL FOR COMMUTERS - CENTRAL FOR MAJOR NORTHERN CENTRES
- CLOSE TO LOCAL SHOPS and AMENITIES
- FRONT GARDEN and OFF STREET PARKING
- DON'T MISS OUT! EARLY VIEWING RECOMMENDED TO AVOID DISAPPOINTMENT
- EPC RATING C
- COUNCIL TAX BAND A

Situated in Newstead Grove of Fitzwilliam, this immaculately presented, recently renovated, 3 bedroom mid-terrace house is a true gem waiting to be discovered.

Ideal for first-time buyers or savvy investors seeking a turnkey rental property this house boasts a lounge, a well-fitted kitchen, a bathroom, a first floor landing and three inviting bedrooms. EPC Band C.

The property benefits from a rear yard, further rear garden space and also an enclosed front garden.

Convenience is key with off-street parking available and the proximity to local shops, making errands a breeze. Fitzwilliam train station is within walking distance to link you with Leeds, Wakefield, Sheffield and Doncaster.

Don't miss the opportunity to make this charming house your new home or a lucrative addition to your property portfolio. Book your viewing today.



Recently renovated, this three bedroom mid terraced house will appeal to first time buyers and investors looking for their next investment. Fitzwilliam benefits from a railway station with regular trains to the nearby cities of Wakefield, Leeds, Doncaster and Sheffield. Local shops and other amenities nearby.

**ENTRANCE HALL**

Accessed by path through the front garden, the main entrance UPVC door opens into the entrance hall. Stairs to first floor. Door into the living room.

**LIVING ROOM**

With window to the front elevation, this spacious room benefits from neutral decor. Door to understairs storage area with further door opening into the bathroom. Door to the kitchen.

**KITCHEN**

Fitted with a range of base and wall units. Inset stainless steel sink with matching taps, Tiling to splashback areas. Built under electric oven with gas hob over. Window overlooking the rear yard and garden areas. Open to rear lobby.

**REAR LOBBY**

With external door opening onto the rear yard.

**BATHROOM**

Fitted with a white suite comprising bath with shower over, w.c. and pedestal wash hand basin. Partial tiling to walls. Obscure glazed window to the rear elevation.

**LANDING**

Stairs from the entrance hall lead to the first floor





landing. Doors to the three bedrooms. Storage cupboard.

BEDROOM

The largest of the three bedrooms is situated at the front of the property. Storage cupboard.

BEDROOM

Storage cupboard. With window to the rear elevation.

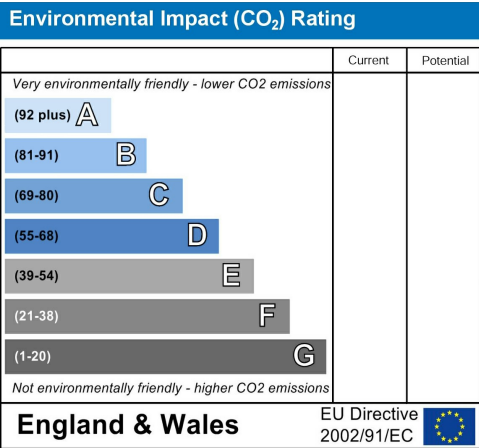
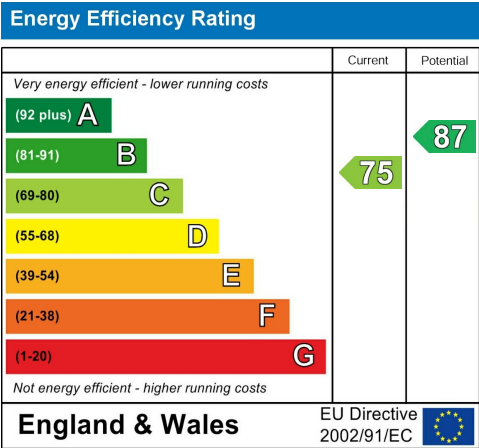
BEDROOM

Third bedroom, with window overlooking the rear garden.

OUTSIDE

The front of the property has a low maintenance garden.

To the rear is an enclosed yard, with gate opening onto the shared access road which separates the off street parking and garden area beyond.











Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

757.56 ft<sup>2</sup>  
70.38 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

