3 Bed

House - Terraced

located in

Pontefract

£110,000

enfields

Newstead Terrace
Fitzwilliam
Pontefract
WF9 5DH

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Lead In
Offered for sale with no onward chain, this three-bedroom mid-terrace home presents an excellent opportunity for first-time buyers, investors, or those looking to add their own stamp to a property. Conveniently located on Newstead Terrace in Fitzwilliam, the property benefits from a practical layout and is ideally positioned close to Fitzwilliam train station, providing excellent commuter connections and easy access to a range of transport links, local amenities, and schools.

The accommodation briefly comprises an entrance hallway leading into a spacious lounge, providing a comfortable setting for relaxing and entertaining. To the rear, the fitted kitchen offers a range of wall and base units with space for appliances and access to the rear yard. The house bathroom is conveniently located to the ground floor.

To the first floor, there are three well-proportioned bedrooms, including two doubles and a single room.

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

Situated in a popular residential area, the property is within easy reach of local shops, schools, and Fitzwilliam train station, making it particularly attractive for commuters seeking convenient access to surrounding towns and cities via rail and road networks. Early viewing is recommended to appreciate the potential on offer.

Living Room
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.

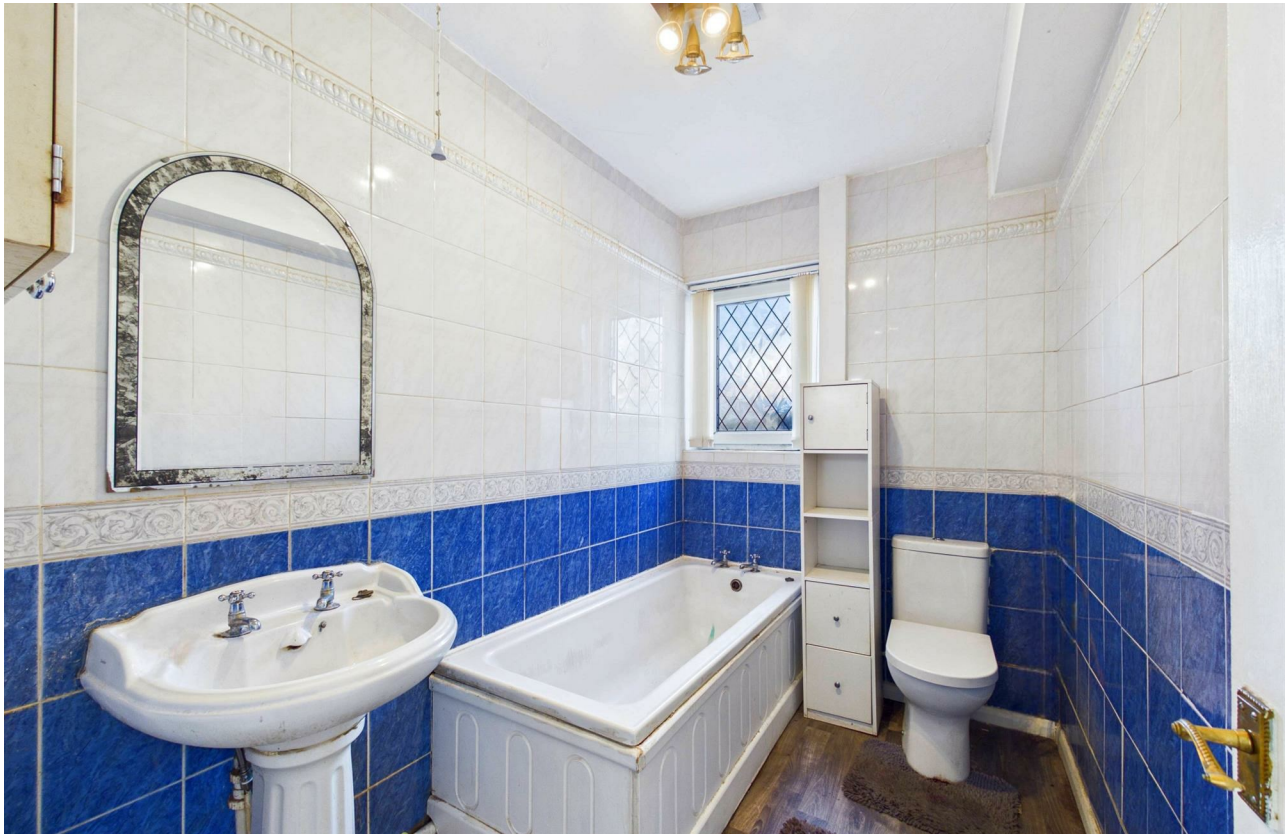
Bathroom
5'9" x 8'10"
White suite comprising of panel bath with chrome taps. WC with low level flush. Wash hand basin with chrome taps. Wood effect flooring. Central heated radiator. UPVC frosted window to the rear aspect.

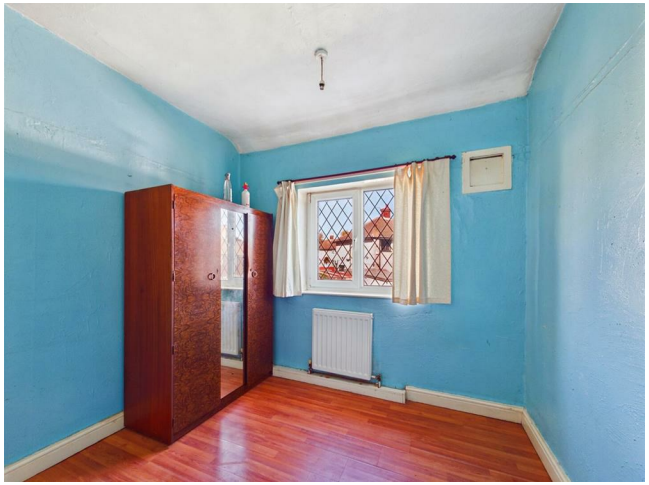
Kitchen
12'5" x 8'11"
Range of high and low level kitchen base units with one and half bowl sink with chrome tap. Wood effect flooring. Central heated radiator UPVC door giving access to the rear yard. UPVC window to the rear elevation.

Landing
5'7" x 2'7"
Access to all three bedrooms.

Bedroom One
15'5" x 9'7"
Wood effect flooring. Central heated radiator. UPVC window to the front elevation.

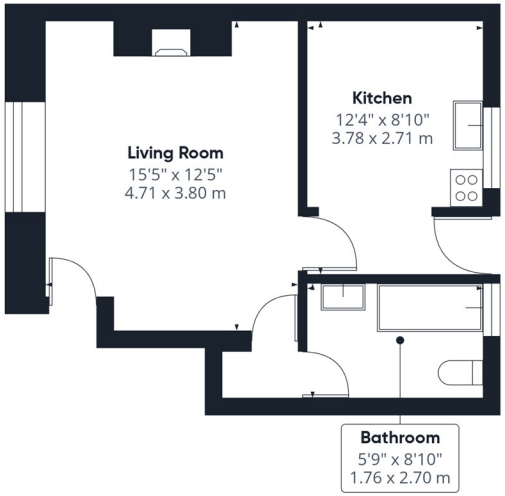
Bedroom Two
7'11" x 11'11"
Carpeted throughout. Central heated radiator. UPVC window to the rear elevation.



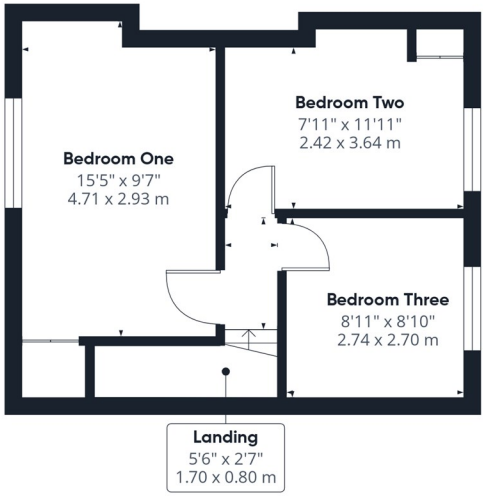


Bedroom Three
8'12" x 8'10"
Wood effect flooring. Central heated radiator.
UPVC window to the rear elevation.

Externally
Garden to the front with yard to the rear.



Floor 0



Floor 1

Approximate total area(1)

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.

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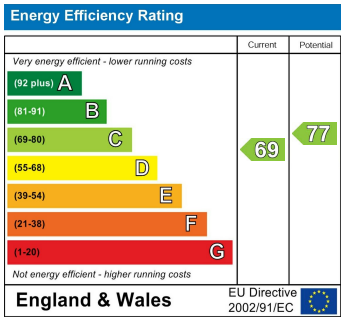

CONTACT

30 Newgate
Pontefract
WF8 1DB

E: sales-pontefract@enfields.co.uk
T: 01977 233124

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