Park Row

The proactive estate agent

Newstead Terrace, Fitzwilliam, Pontefract, WF9 5DH

Asking Price £110,000

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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

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

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" (1.76 x 2.70)

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" (3.78 x 2.71)

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" (1.70 x 0.80)

Access to all three bedrooms.

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

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

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

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

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

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

Externally

Garden to the front with yard to the rear.

HEATING & APPLIANCES
The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING A OFFER
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENT'S

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

VIEWING'S

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

OPENING HOUR'S

CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

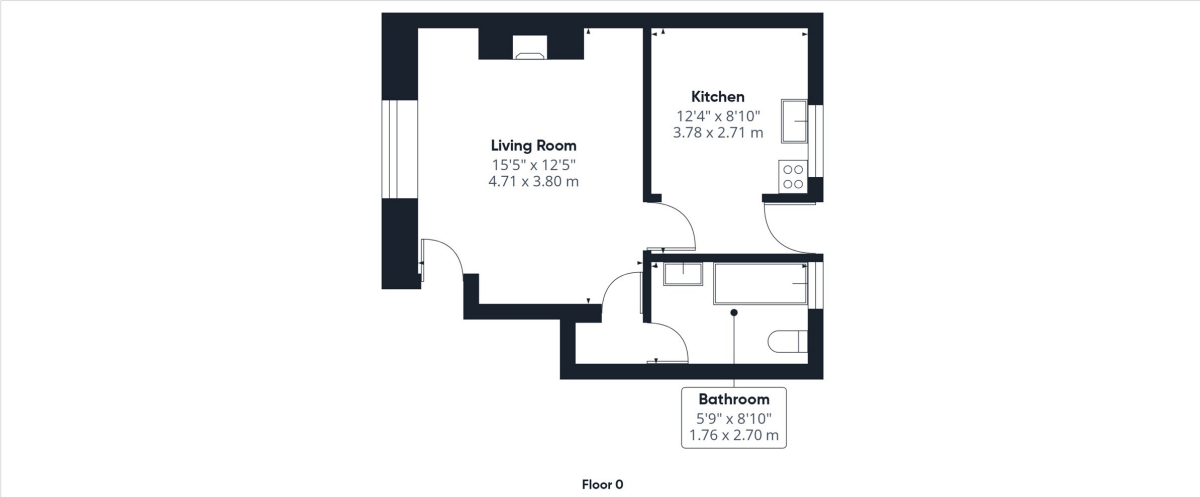
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

UTILITIES BROADBAND & MOBILE COVERAGE

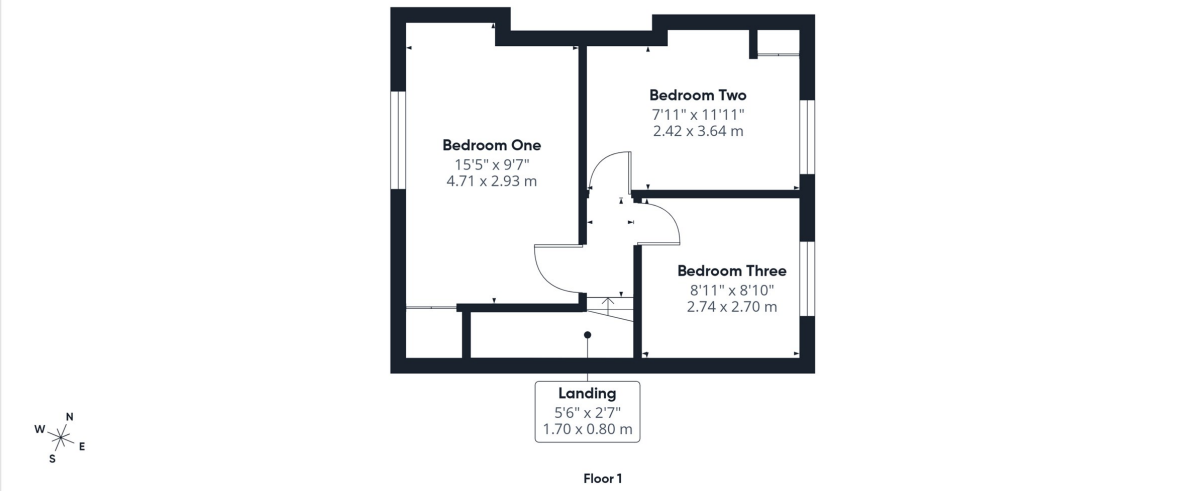
Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

TENURE AND COUNCIL TAX BANDING

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.



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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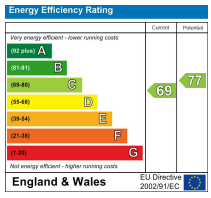

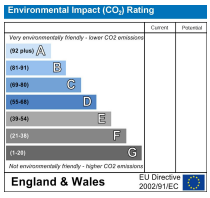

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