



Holgate Terrace  
Fitzwilliam  
Pontefract  
West Yorkshire  
WF9 5BU

Offers in Excess of £198,000

bettermove

# Holgate Terrace

## Pontefract

Bettermove are proud to present this 4 bedroom End of Terrace House with an additional building plot in Fitzwilliam available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway. The council tax band is A.

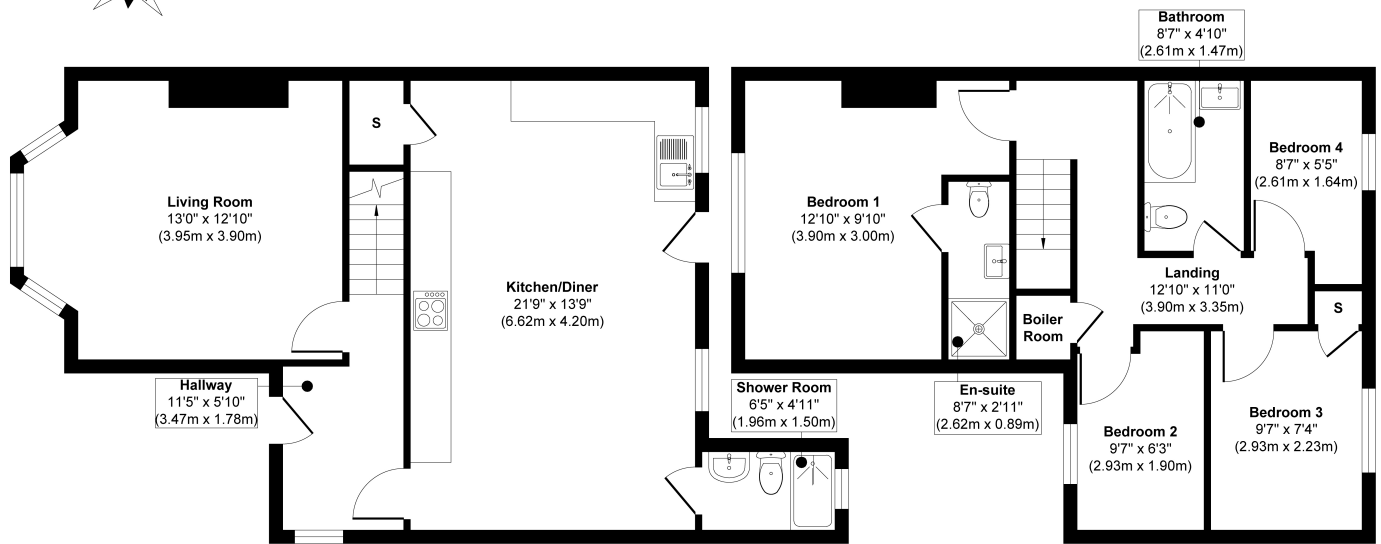
The property is currently tenanted and can be sold vacant on possession - rental yields can be obtained through Bettermove.

The interior of this well presented property comprises a spacious living room, open plan fitted kitchen/ diner room with a convenient WC on the ground floor. The first floor consists of four bedrooms, including the master bedroom with an ensuite bathroom and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months. There is also an excellent opportunity for further development via the plot opposite the property, it has planning permission for a two-storey three bedroom detached house granted by Wakefield MDC

Located in the popular residential area of Fitzwilliam, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Fitzwilliam Train Station, the A1(M) & M1 with many local bus routes also available.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



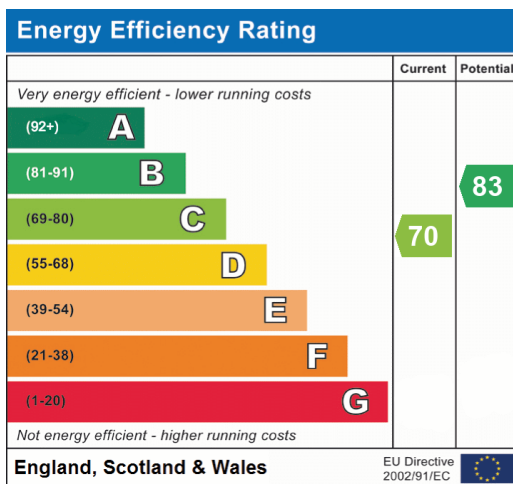


**Ground Floor**  
 Approximate Floor Area  
 610 sq. ft  
 (56.75 sq. m)

**First Floor**  
 Approximate Floor Area  
 516 sq. ft  
 (47.94 sq. m)

**Approx. Gross Internal Floor Area 1126 sq. ft / 104.69 sq. m**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)