

# HUNTERS®

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**102 Katrina Grove, Featherstone, WF7 5NU**

**Offers In The Region Of £250,000**

Property Images





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Total area: approx. 98.2 sq. metres (1056.6 sq. feet)

### EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

### Map



### Details

Type: House - Detached Beds: 3 Bathrooms: 1 Receptions: 2 Tenure: Freehold

## Summary

Situated in a popular location in Featherstone is this 3 bedroom detached home with gardens to three sides and multiple off street parking.

The property briefly comprises of Entrance hall with under stairs storage and two further storage cupboards, spacious living room with bay style window the living room opens up to a separate dining room perfect for entertaining with patio doors leading to the rear. Extended kitchen with built in oven, hob, extractor fan, washing machine, under counter fridge and further full size fridge freezer also having a built in larder unit.

To the first floor you will find the landing which leads to the master bedroom and two further bedrooms, the house bathroom with jacuzzi bath with handheld over bath shower, shower cubicle, low level flush WC and hand wash basin.

Access to a partially boarded loft with ladder and electrics.

Externally the property boasts well maintained landscape gardens with patio areas perfect for those summer nights, the property also benefits from garage with electric and parking space in front

The property also benefits from hardwired CCTV system.

Viewing is essential to appreciate what this home has to offer.

## Features

- DETACHED 3 BEDROOM HOME • POPULAR LOCATION • COUNCIL TAX BAND C • GARDENS TO THREE SIDES • OPEN PLAN LIVING • EPC E • SPACIOUS THROUGHOUT • NO ONWARD CHAIN • FREEHOLD