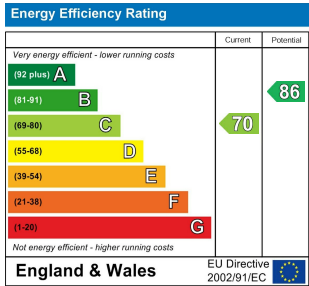


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



82 Katrina Grove, Featherstone, Pontefract, WF7 5NU

For Sale Freehold £195,000

Introducing to the market this three bedroom semi detached home situated within the sought after location of Featherstone benefitting from detached garage, front and rear gardens.

With UPVC double glazing and gas central heating, the property briefly comprises of the entrance vestibule leading to the open plan lounge/diner and kitchen. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a lawned garden and low maintenance south facing flagged garden to the rear with detached garage.

The property is ideally located for all local shops and amenities, with Purston Park within walking distance. The motorway network is only a short distance away, perfect for those looking to travel further afield.

Offered to the market with no chain, the property is ideal for the first time buyer or small family and a viewing comes highly recommended to appreciate the accommodation on offer.



ACCOMMODATION

ENTRANCE VESTIBULE

UPVC front entrance door and leads to the open plan lounge/diner.

LIVING ROOM

14'11" x 15'9" [4.55m x 4.82m]

Laminate flooring, central heating radiator, UPVC double glazed window to the front elevation, stairs to the first floor landing and gas fireplace with stone surround.



DINING AREA

10'2" x 8'0" [3.12m x 2.44m]

Laminate flooring, UPVC double glazed window to the rear elevation, central heating radiator and door to the kitchen.



KITCHEN

10'0" x 7'1" [3.07m x 2.16m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated cooker, four ring electric hob and extractor fan. Space and plumbing for a washing machine and space for a fridge/freezer. Central heating radiator, UPVC double glazed window and door to the rear.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, doors to three bedrooms and bathroom.

BATHROOM/W.C.

5'11" x 5'1" [1.82m x 1.55m]

Three piece suite comprising wash hand basin, low flush w.c. and panelled bath with electric shower. Central heating radiator and two UPVC double glazed frosted windows to the rear elevation.



BEDROOM ONE

9'4" x 14'8" [2.85m x 4.48m]

Central heating radiator, UPVC double glazed window to the front elevation and fitted wardrobes.



BEDROOM TWO

10'6" x 9'4" [3.22m x 2.86m]

Central heating radiator and UPVC double glazed window to the rear elevation.



BEDROOM THREE

9'3" x 5'10" [2.82m x 1.78m]

Central heating radiator, UPVC double glazed window to the front elevation, loft access and overstairs storage.

OUTSIDE

To the front is a lawned garden and pathway to the front door. To the rear is a low maintenance flagged south facing garden with detached garage.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.