



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



***Welcome to***

**Katrina Grove, Featherstone Pontefract**

Three bedroom semi-detached. Gas central heated and double glazed. Great location. Off street parking to the rear. Good size gardens to side and rear. Perfect for the first time buyer!!



### **Lounge**

15' 4" x 16' 4" ( 4.67m x 4.98m )

With a UPVC front entrance door, UPVC double glazed window to the front aspect, stairs to the first floor, fire and surround and a gas central heating radiator.

### **Kitchen/ Diner**

16' 3" x 16' 4" ( 4.95m x 4.98m )

A fitted kitchen consisting of wall, base and draw units with work surfaces over, free standing gas oven and hob, plumbing for washing machine, bowl and half sink and drainer, vinyl floor covering, tiled splash back, two UPVC double glazed windows to the rear and a UPVC rear entrance door.

### **Landing**

With a UPVC double glazed window to the side aspect and access to the boarded loft with a pull down ladder.

### **Bedroom One**

14' 8" x 15' 1" ( 4.47m x 4.60m )

With a UPVC double glazed window to the rear aspect and a gas central heating radiator.

### **Bedroom Two**

9' 7" x 11' 10" ( 2.92m x 3.61m )

With a UPVC double glazed window to the rear aspect, shelved storage cupboard and a gas central heating radiator.

### **Bedroom Three**

6' 3" x 9' 8" ( 1.91m x 2.95m )

With a UPVC double glazed window to the rear aspect, cupboard housing combi boiler and a gas central heating radiator.

### **Bathroom**

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, two electric showers, part tiled in shower, tiled flooring, chrome heated towel rail and a UPVC double glazed window to the rear aspect.

### **Front Garden**

With a lawn to the front and side of the property, garden shed and a timber fence surround.

### **Rear Garden**

Flagged to the rear with a timber fence and gate to the rear. Parking space to the rear of the property.



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**Welcome to**

## **Katrina Grove, Featherstone Pontefract**

- Three Bedroom Semi-Detached Home
- Gas Central Heating And Double Glazed
- Good size Lounge And Kitchen Diner.
- In Need Of Some Modernisation
- Popular Location

Tenure: Freehold EPC Rating: D

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PON118318 - 0002

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