



Battle Grove, PONTEFRAC T WF8 4GF

Welcome to

Battle Grove, PONTEFRAC

Modern Three Bedroom Semi-Detached in Pontefract. Open-plan kitchen/diner, utility room, downstairs WC, and bright living room with bi-fold doors to a private rear garden. Master bedroom with ensuite, two additional bedrooms, and a family bathroom. Driveway for ample parking. A fantastic home!



Entrance Hall

With a composite front entrance door, double cloak cupboard, antico flooring and a gas central heating radiator.

Wc

With a low level flush WC, wash hand basin, part tiled to walls and a gas central heating radiator.

Lounge

16' 4" x 11' 6" (4.98m x 3.51m)

With a UPVC double glazed bi-fold doors to the rear aspect and a gas central heating radiator.

Kitchen

13' 6" x 16' 4" max (4.11m x 4.98m max)

A fitted kitchen consisting of wall, base and drawer units with work surfaces over, a bowl and half sink and drainer, double oven, induction hob, integrated dish washer, spot lights to the ceiling, antico flooring, gas central heating radiator and a UPVC double glazed window to the front aspect.

Utility Cupboard

6' 3" x 3' 4" (1.91m x 1.02m)

With plumbing for a washing machine, work surfaces over, storage cupboard and antico flooring.

Landing

With a UPVC double glazed window to the side aspect, built in wardrobe, cupboard housing the boiler and a gas central heating radiator.

Bedroom One

10' 8" x 11' 8" (3.25m x 3.56m)

With a UPVC double glazed window to the rear aspect and loft hatch.

Ensuite

With a low level flush WC, wash hand basin set in a vanity unit, walk in shower cubicle, chrome heated towel rail and antico flooring.

Bedroom Two

8' 7" x 9' 1" (2.62m x 2.77m)

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

Bedroom Three

7' 5" x 9' 2" (2.26m x 2.79m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin set in a vanity unit, panelled bath, spot lights to the ceiling, part tiled walls and a chrome heated towel rail.

Front Garden

With a tarmacadam driveway to the side providing ample off street parking.

Rear Garden

A lawned garden with patio seating area and timber fence surround.



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Welcome to

Battle Grove, PONTEFRACT

- Three Bedroom Semi-Detached Home
- Downstairs WC
- Ensuite To Master Bedroom
- Driveway For Ample Off Street Parking
- Great Family Home

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON118766 - 0002

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