



**Battle Grove, PONTEFRACT WF8 4GF**

**Welcome to**

**Battle Grove, PONTEFRACT**

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, antio 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, antio 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 antio 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 antio 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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