



Katrina Grove, Featherstone Pontefract WF7 5NT

welcome to

Katrina Grove, Featherstone Pontefract

GUIDE PRICE £200,000 - £210,000 The property comprises of lounge/diner with doors to the garden, kitchen, three bedrooms, family bathroom and a boarded loft space. Outside there is a front garden with drive space, a garage and enclosed rear garden.



Entrance Porch

With a front entrance door and laminate flooring.

Lounge

26' 3" x 16' 2" max (8.00m x 4.93m max)

With a UPVC double glazed window to the front aspect, double doors to the rear, electric fire with surround, laminate flooring and two gas central heating radiators.

Kitchen

16' 4" x 7' 4" (4.98m x 2.24m)

A fitted kitchen consisting of wall, base and drawer units with laminate work surfaces over, stainless steel sink and drainer, integrated oven, electric hob, microwave, extractor hood, fridge freezer, washing machine, space for a dish washer, glass splash back, spot lights to the ceiling, under lights, laminate flooring, door to the side and two UPVC double glazed windows to the side and rear aspect.

Landing

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

Bedroom One

14' 8" x 9' 7" (4.47m x 2.92m)

With a UPVC double glazed window to the front aspect, spot lights to the ceiling and laminate flooring.

Bedroom Two

11' 2" x 8' (3.40m x 2.44m)

With a UPVC double glazed window to the rear aspect, laminate flooring, spot lights to the ceiling, storage cupboard and a gas central heating radiator.

Bedroom Three

9' 7" x 6' 2" (2.92m x 1.88m)

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

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with electric shower over, extractor fan, vinyl flooring, heated towel radiator, fully tiled walls, spot lights to the ceiling and two UPVC double glazed windows to the rear aspect.

Loft Space

With electrics, storage to eaves, 8 year old boiler and boarded.

Rear Garden

Lawned area, patio seating area, wood fence surround, car port to the side and garage.

Garage

Concrete prefab, metal roof, electric and up and over door.



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Katrina Grove, Featherstone Pontefract

- ***GUIDE PRICE £200,000 - £210,000***
- Three Bedroom Semi-Detached Home
- Driveway & Garage
- Local Amenities
- Ideal First Time Buyer Home

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

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
PON119075 - 0002

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