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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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Katrina Grove, Featherstone, WF7 5NT

Three Bedroom Detached Bungalow, **£242,500**

Sought After Location : Modern Open Plan Dining Kitchen : Good Sized Bedrooms Throughout : Modern Bathroom with Shower : Gardens to Front and Rear Including Patio : Direct Access to Purston Park : Driveway and Detached Garage : Close to Local Amenities and Schools : Good Rail, Bus and Road Transport Links

PROPERTY DETAILS

Enfields are delighted to offer for sale this modern three bedroom detached Bungalow situated within a popular residential area of Featherstone.

Beautifully presented throughout, this property is close to a full range of local amenities found within Featherstone, Pontefract and Junction 32 Outlet Village including shops, supermarkets, post office, banks, cafes and restaurants. Easy access is also available to recreational facilities such as leisure centres, Xscape Castleford, local golf courses and direct access to Purston Park with it's acres of parkland, lake and woodland. There is close proximity to good local schooling at both primary and secondary level. The property is also close to extensive transport links into Wakefield, Doncaster and Leeds.

The property comprises; modern open plan dining kitchen with fitted integrated appliances, good sized lounge, two double bedrooms, good sized single bedroom and modern house bathroom.

The property further benefits from a sunny positioned garden to the rear which has direct access to Purston Park as well as a patio area that is ideal for outside entertaining. Multiple off street parking is provided by means of a driveway and detached garage. A viewing is highly recommended to fully appreciate the size and quality of this property. Freehold: Energy Performance Rating D: Council Tax Band C. For further information regarding this property please contact Pontefract Estate Agents, Enfields.

Entrance Hallway

Enter through UPVC door with double glazed opaque window panel to front aspect. Gas central heated radiator. Useful storage cupboard. Recess spotlights. Laminate wood effect flooring throughout.

Dining Kitchen

12' 2" x 10' 6" (3.7m x 3.2m)

Matching high and low level storage units with square edged wood effect work surfaces and matching splash backs. Inset one and a half sink with draining board and chrome mixer tap. Integrated four ring electric hob with extractor fan over, dishwasher, washing machine, oven/grill and full sized fridge freezer. Recess spotlights. Kitchen island with matching square edged work surface. UPVC double glazed windows to side aspect and UPVC door to side aspect. Gas central heated radiator. Opening through to lounge.

Lounge

12' 6" x 15' 9" (3.8m x 4.8m)

UPVC double glazed window to rear aspect. Recess spotlights. Feature gas fireplace with an 'Adams style' surround, marble back and hearth. Laminate wood effect flooring.

Bedroom One

11' 10" x 10' 10" (3.6m x 3.3m)

UPVC double glazed window to front aspect. Gas central heated radiator. Recess spotlights. Range of built-in wardrobes.

Bedroom Two

12' 6" x 9' 6" (3.8m x 2.9m)

UPVC double glazed window to rear aspect. Gas central heated radiator. Custom half-wall panelling. Recess spotlights. Laminate wood effect flooring.

Bedroom Three

7' 7" x 10' 6" (2.3m x 3.2m)

UPVC double glazed window to front aspect. Gas central heated radiator. Recess spotlights. Laminate wood effect flooring.

House Bathroom

11' 2" x 5' 7" (3.4m x 1.7m)

Three piece suite comprising of a low level W/C with soft close mechanism, hand wash basin mounted over vanity unit with chrome mixer tap and panelled bath with chrome mixer tap. Tiled walls to splash prone areas. Heated towel rail/radiator. Recess spotlights. UPVC double glazed opaque window to side aspect. LVT wood effect flooring.

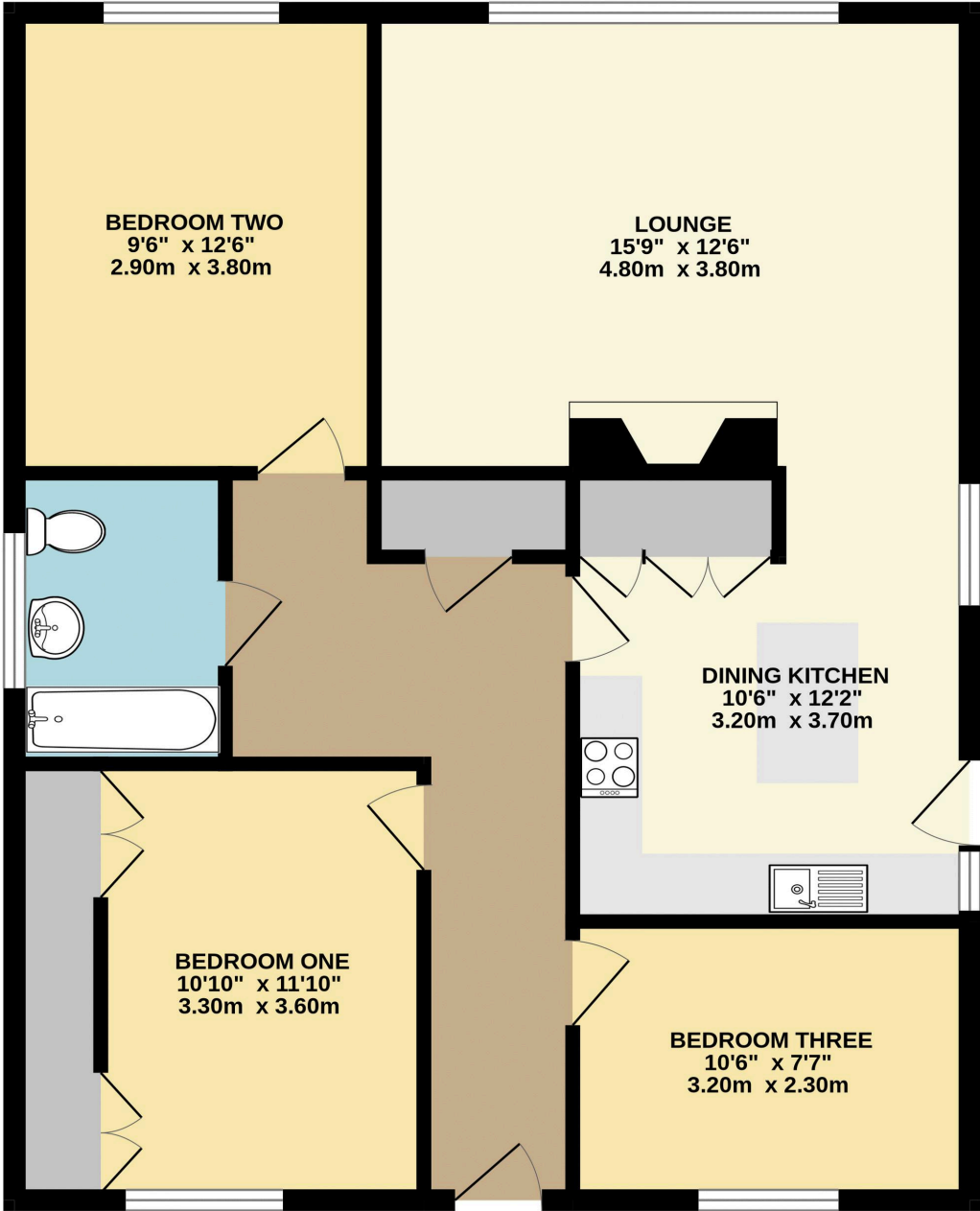
Outside

The front of the property has a double block paved driveway providing multiple off street vehicle parking with bushes and shrubs to border. Rear garden accessed via side of property through a timber gate. Stone patio area leading to a raised garden which is mainly laid to lawn with bushes, shrubs and trees to borders. Timber fencing to boundaries. Outside tap and electrics. Detached garage with up and over door.

Property Particulars D1

FLOOR PLANS

GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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