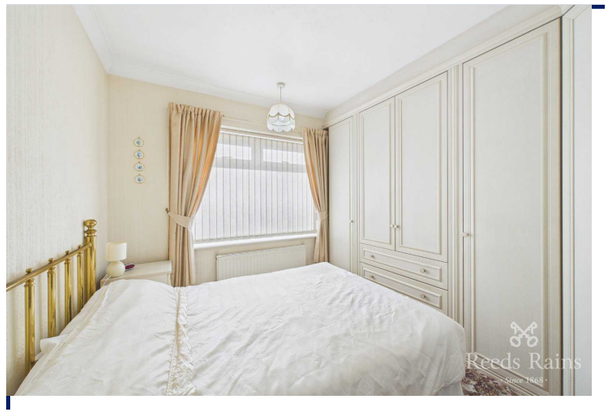
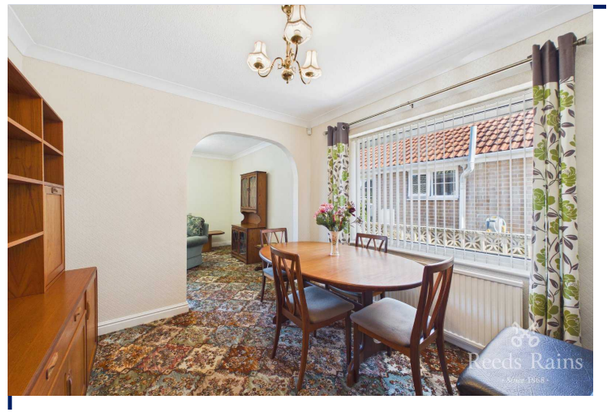
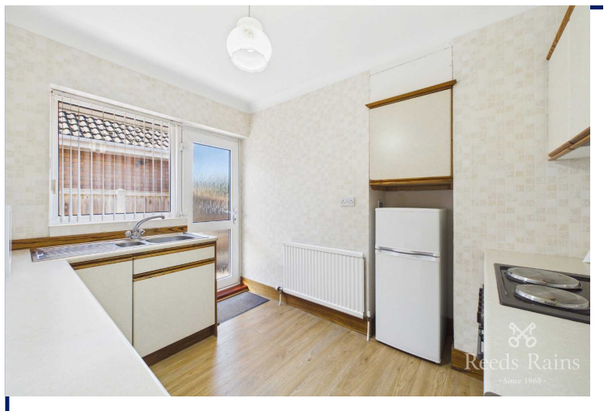




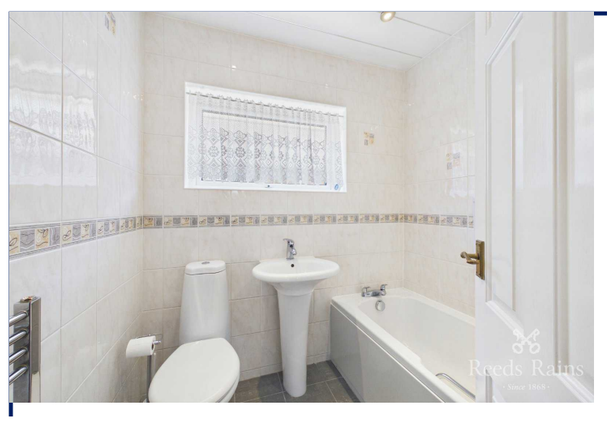












Katrina Grove, Featherstone,
Pontefract, West Yorkshire, WF7

Asking Price: £250,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Katrina Grove, Featherstone, Pontefract, West Yorkshire, WF7
Asking Price: £250,000 Freehold

Council Tax Band: C
EPC Rating: TBC

Are you looking for a spacious bungalow with a larger-than-average garden? Then this could be the property for you!
Offered with no onward chain, this property is an ideal purchase for those looking for a comfortable home in a convenient location, close to a wide range of local amenities.
Don’t miss out on this fantastic opportunity—get in touch today to arrange a viewing!

Entrance Hall
Upon entering, you are welcomed by a spacious entrance hall, featuring a radiator.

Kitchen
9'10" x 7'10" (3m x 2.4m)
The fully fitted kitchen comprises a range of wall and base units, with a sink and drainer, electric cooker point and plumbing for a washing machine. A window overlooks the rear elevation, providing plenty of natural light.

Living Room
19'9" x 10'10" (6.02m x 3.3m)
A spacious living area featuring windows overlooking the front and side elevations of the property, allowing plenty of natural light. The room benefits from a feature fireplace surround, radiator and an attractive archway leading through to the dining area.

Dining Area
9'6" x 10'10" (2.9m x 3.3m)
window overlooking the side elevation, radiator.

Bedroom
9'6" x 10'10" (2.9m x 3.3m)
A versatile bedroom currently utilised as a home office, featuring a window overlooking the rear garden.

Bedroom
9'10" x 3.20 (3m x 3.20)
A spacious bedroom benefiting from a range of fully fitted wardrobes, providing excellent storage space, along with a radiator.

House Bathroom
The bathroom comprises a three-piece suite including a wash hand basin, low-level WC and bath, together with a radiator.

Exterior
A driveway provides off-road parking and leads to the detached property, with a pathway to the side giving access to the beautifully enclosed rear garden, offering a good degree of privacy.

Council Tax
Council Tax Band C

Agents notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk