

...Your proactive estate agent



Battle Grove, Pontefract, WF8 4GF
Offers Over £255,000



Situated on the sought-after Prince's Park development in Pontefract, this beautifully presented three-bedroom semi-detached home, built by Avant Homes, offers stylish and modern living throughout and is available with no onward chain.

A popular choice for a wide range of buyers, the property is ideally positioned close to Pontefract town centre and benefits from excellent transport links, including easy access to Xscape Yorkshire, the M62 motorway network, and the local train station, making it ideal for commuters and growing families alike.

The location is equally appealing for those who enjoy the outdoors, with great local walking routes nearby, as well as access to well-regarded schools and everyday amenities.

Internally, the home is presented in modern, move-in ready condition, while externally it benefits from a double driveway and an enclosed rear garden, providing practical and enjoyable outdoor space.

This is a fantastic opportunity to acquire a stylish home in a well-connected and increasingly popular residential location.



Entrance Hall

1.69 x 1.34 (5'7" x 4'5")

Access to kitchen diner and storage cupboard. Tiled effect flooring. Central heated radiator.

Kitchen Diner

4.10 x 2.31 (13'5" x 7'7")

Modern range of high and low level kitchen base units with integrated appliances including microwave, oven, electric hob and extractor hood over. One and half bowl sink with drainer and chrome tap. Access to WC and stairs leading to the first floor. Tiled effect flooring. Central heated radiator. UPVC double glazed window to the front.



WC

1.58 x 1.62 (5'2" x 5'4")

WC with low level flush. Wash hand basin with chrome mixer tap. Extractor fan. Tiled effect flooring Central heated radiator.

Living Room

3.33 x 4.96 (10'11" x 16'3")

UPVC double glazed French door and bi folding door to the rear garden. Carpeted throughout. Central heated radiator.



Landing

4.24 x 2.04 (13'11" x 6'8")

Access to all three bedrooms and the house bathroom. UPVC double glazed window to the side elevation.

Bedroom One

2.88 x 3.23 (9'5" x 10'7")

Access to en suite. Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.



En Suite

2.46 x 1.37 (8'1" x 4'6")

White suite comprising of shower cubicle with mains feed shower. Wash hand basin with chrome tap. WC with low

level flush. Extractor fan. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.



Bedroom Two

3.36 x 2.64 (11' x 8'8")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.



Bedroom Three

2.34 x 2.27 (7'8" x 7'5")

Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.



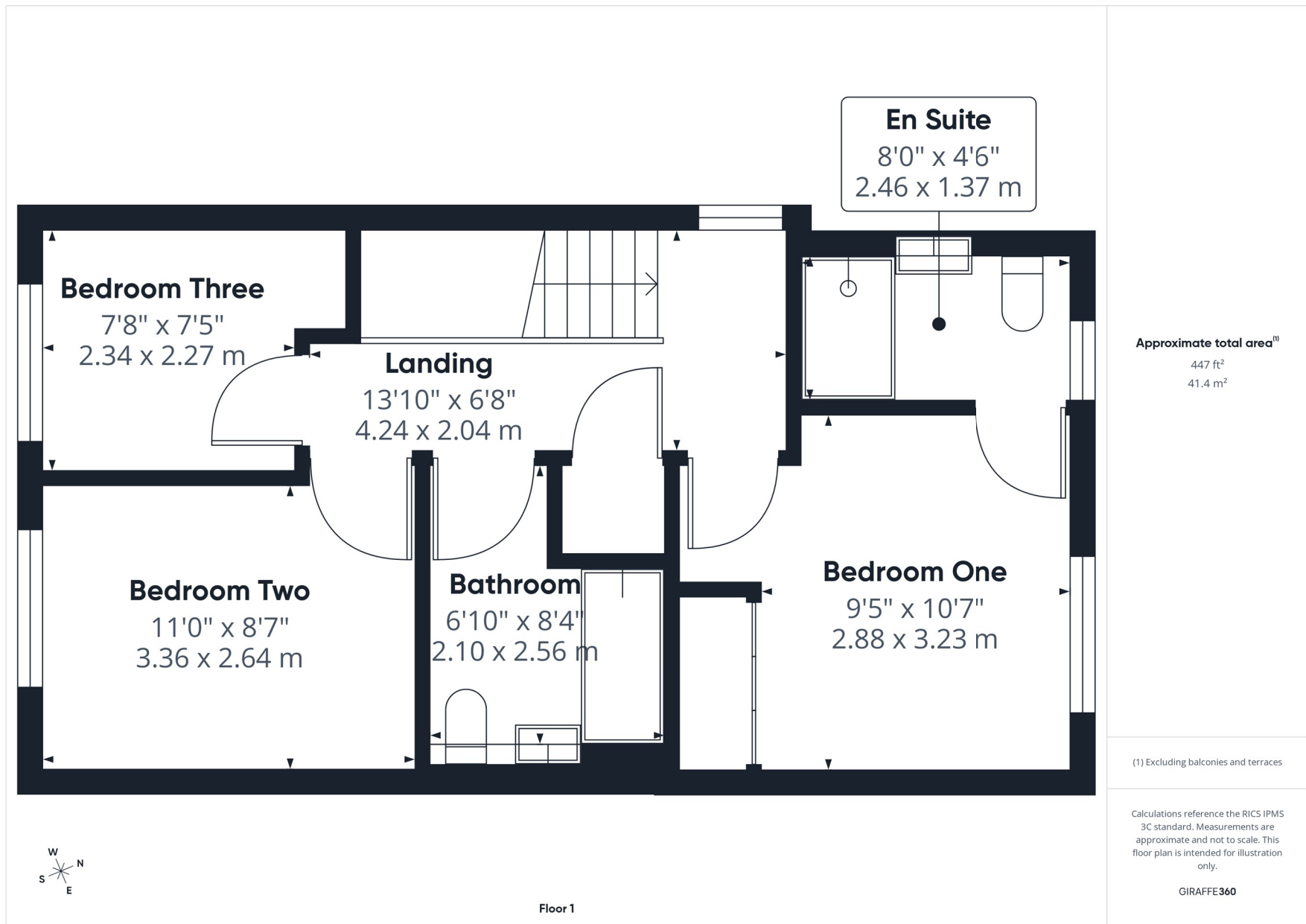
Garden

Indian stone raised patio area and lawned garden. Side access to the front of the property. Fence enclosed.

Bathroom

2.10 x 2.56 (6'11" x 8'5")

White suite comprising of panel bath with chrome taps shower screen and mains feed shower. Wash hand basin with chrome taps. WC with low level flush. Extractor fan. Tiled effect flooring. Chrome central heated towel rail.



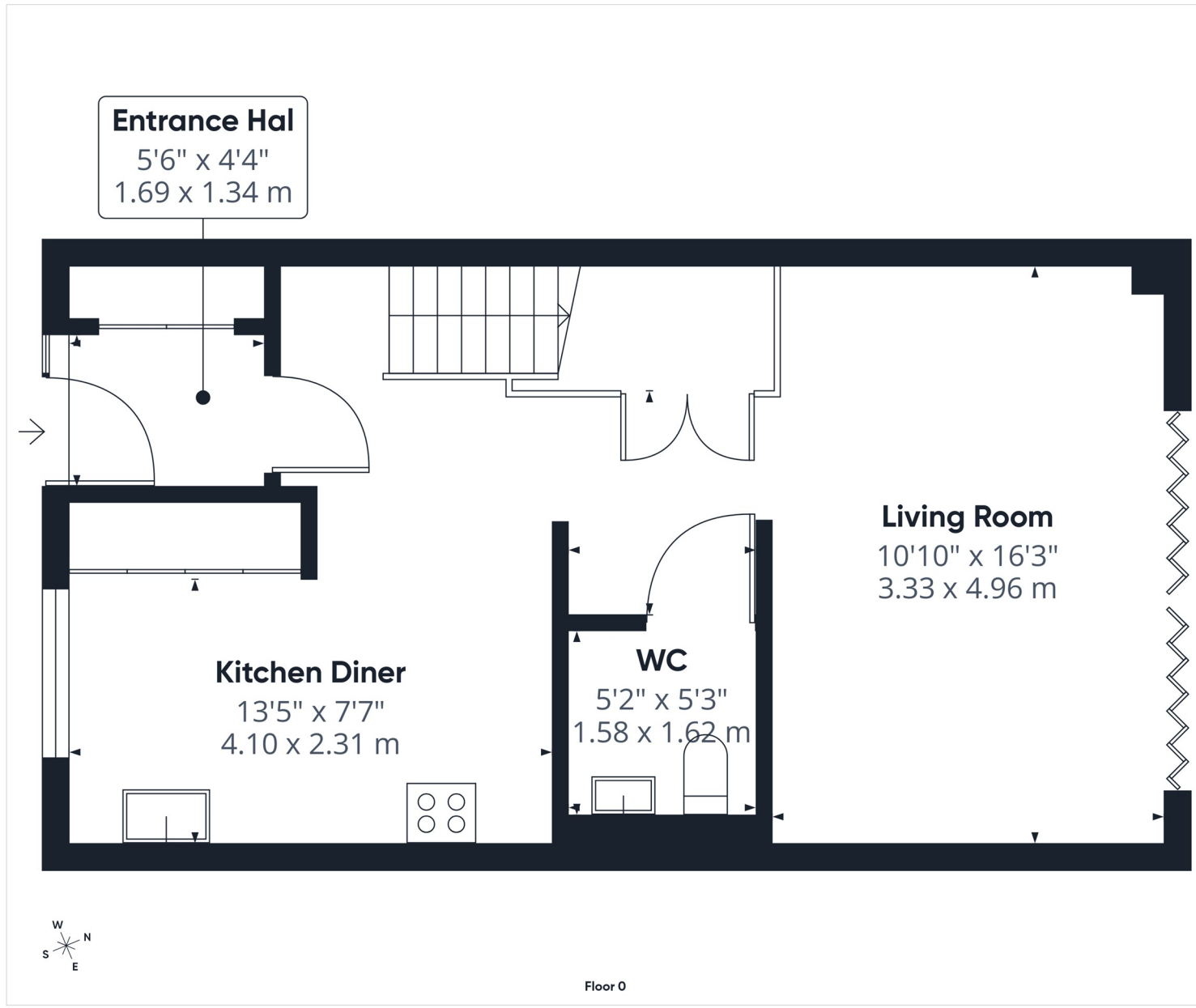
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Approximate total area⁽¹⁾
483 ft²
44.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	95		
<small>Not energy efficient - lower ranking score</small> <small>100 pts: A</small> <small>90-95 pts: B</small> <small>80-89 pts: C</small> <small>70-79 pts: D</small> <small>60-69 pts: E</small> <small>50-59 pts: F</small> <small>40-49 pts: G</small> <small>Not energy efficient - higher ranking score</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>100 pts: A</small> <small>90-95 pts: B</small> <small>80-89 pts: C</small> <small>70-79 pts: D</small> <small>60-69 pts: E</small> <small>50-59 pts: F</small> <small>40-49 pts: G</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales		England & Wales	
EPC Standard 2020/1/EC		EPC Standard 2020/1/EC	

