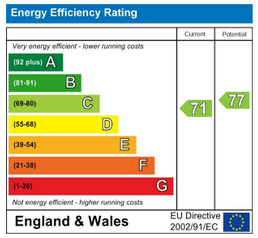
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

49 Katrina Grove, Featherstone, Pontefract, WF7 5LW

For Sale Freehold £190,000

Situated in the popular Featherstone area of Pontefract, this three bedroom semi detached property offers a fantastic opportunity for buyers seeking a home with excellent potential for modernisation. Boasting three well proportioned bedrooms, ample off street parking, a large double garage with power, lighting, and a mechanic's pit, and rear views overlooking Purston Park, this property is one not to be missed.

The accommodation briefly comprises a welcoming entrance hall providing access to the living room, which in turn leads through to the kitchen/dining area with a rear access door. A staircase rises to the first floor landing, where there are three bedrooms, a house bathroom, and a storage cupboard housing the Ideal combi boiler, as well as loft access for additional storage. Externally, the property enjoys a lawned front garden with a concrete and paved driveway leading down the side to a detached double garage with an up and over door, separate workshop space with a mechanic's pit. The rear garden is designed for low maintenance, featuring a paved patio area perfect for outdoor dining and entertaining, with planted borders and fencing providing privacy. An iron gate to the rear allows direct access into Purston Park.

Perfectly suited to first time buyers, growing families, or professional couples, the property is ideally located close to a range of local shops, well regarded schools, and amenities, all within walking distance. Larger facilities can be found in nearby Pontefract and Wakefield, with Featherstone train station providing convenient links to Leeds and other major cities, while the M62 motorway is just a short drive away for those commuting further afield.

Offering excellent potential to create a wonderful family home, this property must be viewed to fully appreciate the space, setting, and opportunity it presents. An early viewing is highly recommended to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
A UPVC front door, the entrance hall features coving to the ceiling and a door leading through to the living room.

LIVING ROOM
15'5" x 16'0" (max) and 11'8" (min) (4.7m x 4.9m (max) and 3.57m (min))
A bright and well presented reception room with a UPVC double glazed window to the front, coving to the ceiling, staircase leading to the first floor landing, two central heating radiators and a door through to the kitchen diner.

KITCHEN DINER
10'5" x 16'0" (3.2m x 4.9m)
Fitted with a range of wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, integrated oven and four ring gas hob with extractor hood above. Space and plumbing for a washing machine and space for a fridge freezer. A central heating radiator, coving to the ceiling, two UPVC double glazed windows to the rear and a frosted UPVC double glazed door leading to the garden.

FIRST FLOOR LANDING
A UPVC double glazed window to the side, coving to the ceiling and doors leading to all three bedrooms and the house bathroom.

BEDROOM ONE
13'10" x 9'8" (max) and 8'0" (min) (4.24m x 2.97m (max) and 2.44m (min))
A spacious double bedroom featuring coving to the ceiling, central heating radiator, and a range of fitted wardrobes, storage units, and overhead cupboards.

BEDROOM TWO
9'10" x 11'11" (max) and 6'1" (min) (3.00m x 3.65m (max) and 1.87m (min))
A UPVC double glazed window to the rear (with beautiful views overlooking Preston Park), coving to the ceiling and a central heating radiator.

BEDROOM THREE
9'7" x 9'8" (max) and 9'2" (min) (2.93m x 2.95m (max) and 2.80m (min))
A UPVC double glazed window to the front, coving to the ceiling, central heating radiator, built in storage cupboard and loft access.

BATHROOM/W.C.
5'4" x 7'6" (1.65m x 2.3m)
A modern bathroom suite with two frosted UPVC double glazed windows to the rear, motion detected spotlights, and central heating radiator. Comprises a concealed cistern low flush w.c., ceramic wash basin with mixer tap and storage vanity below, and a panelled bath with mixer tap and mains fed shower attachment with glass shower screen. Chrome heated towel rail and full wall tiling throughout.

OUTSIDE
To the front, the property offers a lawned garden alongside a block paved and concrete driveway, providing ample off-road parking for several vehicles. The driveway continues down the side of the property to a double detached garage located at the rear. The rear garden is low maintenance, featuring a combination of concrete and paved patio areas, ideal for outdoor dining and entertaining, with mature planted beds, shrubs, and flower borders.
The garden is enclosed with timber fencing to one side, iron fencing to the other, and an iron gate providing direct access to Purston Park.

DOUBLE GARAGE
16'1" x 19'9" (4.92m x 6.02m)
Equipped with power and lighting throughout, the garage offers an up and-over entrance door, access to an additional workshop area (1.75m x 4.96m) with an inspection pit.

VIEW

COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLANS
These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS
To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.