



Katrina Grove, Purston, Pontefract, WF7

£150,000

Offers in Excess of

Tenure: Freehold, **Bedrooms:** 3

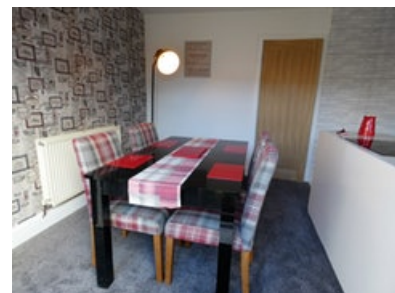
Housesimple is delighted to bring to market this beautiful family home which has been recently renovated to an exacting standard. This brick built semi detached residence is truly deserving of a full internal appraisal to wholly appreciate the level of appointment and improvements offered. Situated

Key features:

- Stunning Property ready to move into
- Detached Garage
- Three bedroom Semi
- Hot tub included in purchase
- Chain Free
- New modern kitchen diner
- New Modern bathroom
- Well maintained Garden
- New carpet throughout
- Located in the desirable area of Purston
- Part-exchange accepted

Extra info:

- **Property Age:** 47 years
- **Council Tax:** Band B (£1210.98 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



****Reduced by £10,000****

****Would consider Part Exchange****

Housesimple is delighted to bring to market this beautiful family home which has been recently renovated to an exacting standard. This brick built semi detached residence is truly deserving of a full internal appraisal to wholly appreciate the level of appointment and improvements offered. Situated in the much sought after **Purston Park** area.

Benefitting from UPVC double glazing, gas central heating together with hardwood oak Suffolk internal doors, the property, which is beautifully presented throughout, affords accommodation suiting the needs of the modern

property, which is beautifully presented throughout, offers accommodation suited to the needs of the modern day growing family and briefly comprises; A front Reception Hallway, striking living room, impressive contemporary Dining Kitchen presented with a range of modern high gloss units with integrated appliances, Three ample bedrooms to the First Floor and a simply Stunning Bathroom. Externally, the property is complimented by a low maintenance front garden and garage. The enclosed rear garden features a newly installed raised deck with hot tub with mature garden and lawn.

Located within walking distance of schooling for all ages and being most convenient for access into the nearby thriving market town of Pontefract together with arterial road linkage for surrounding towns, cities and the M62, M1 and A1 motorway network.

In conclusion, a quite delightful property of the 'unpack and move in' variety and, given the popularity of position coupled with the overall finish we would suggest an arrangement be made to view at the very earliest opportunity.

Reception Hall Accessed via a PVCu double glazed front entrance door with radiator. Staircase rising to first floor level. Door leading to

Lounge. A generous living room having a contemporary fire surround together with an inset flame effect electric fire mounted on a marble type hearth with matching interior panel. Radiator and large understairs storage cupboard. Door into

Dining Kitchen. Re fitted to incorporate a range of Anthracite grey high gloss fronted base and wall units together with counter worktop surfaces with inset **Ceramic white sink with Pull Out Modern Faucet Mixer Sink Tap in Black & Chrome**, tiled splashbacks. Integrated 'eye level' double oven with in built microwave over, **Induction hob**, Integrated fridge, freezer and washing machine. PVCu window overlooking garden. Tiled floor. Panelled pvc ceiling with recessed spotlights.

Carpeted dining area with PVCu double glazed French windows looking over garden area and Recessed ceiling spotlights.

First Floor

Landing Area With PVCu double glazed window to side elevation.

Bedroom One. Double bedroom overlooking the rear from a PVCu double glazed window. Radiator

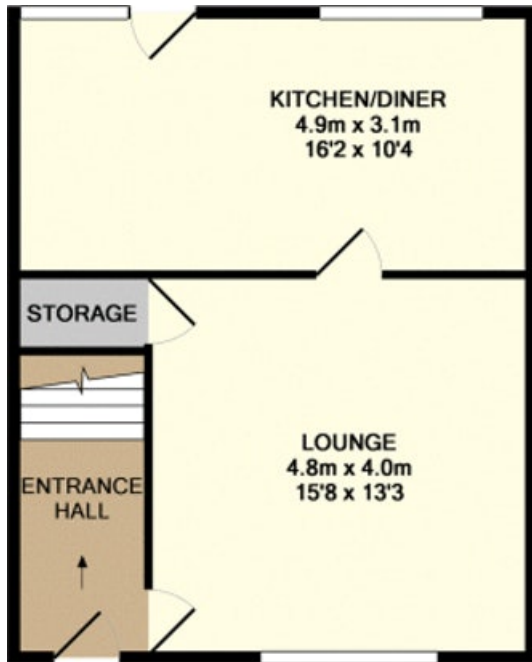
Bedroom Two. Double bedroom with PVCu double glazed window to front elevation. Radiator

Bedroom Three. Occupying a position to the front of the property and having a PVCu double glazed window, radiator and built in wardrobe.

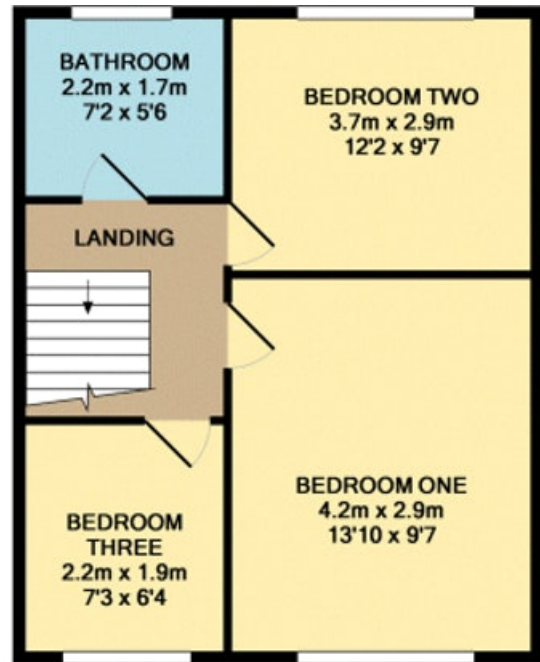
Bathroom. Stylishly appointed and re fitted with a striking three piece combined vanity unit with inset basin and w.c with concealed cistern & counter top. L shaped bath with shower over. Led mirror. Full two tone wall tiling, tiled floor and ornate heated towel rail. PVCu double glazed window, extractor fan. Panelled PVC ceiling with spotlight.

Exterior To the frontage there is a lawn, drive and garage (with up & over door, power & light). An interwoven block pathway leads around the side of the property. The rear garden is enclosed by perimeter panel fencing and features a raised timber patio deck with hot tub to be included, small lawned section with soil borders having a number of mature shaped bushes. There is also a timber shed.

Floor plan:



GROUND FLOOR
APPROX. FLOOR
AREA 44.3 SQ.M.
(477 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 44.3 SQ.M.
(477 SQ.FT.)

TOTAL APPROX. FLOOR AREA 88.6 SQ.M. (953 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Performance Certificate:

Energy Performance Certificate

4, Katrina Grove, Featherstone, PONTEFRACT, WF7 5LW

Dwelling type: Semi-detached house	Reference number: 7698-6937-7250-6918-1920
Date of assessment: 31 October 2018	Type of assessment: RdSAP, existing dwelling
Date of certificate: 31 October 2018	Total floor area: 75 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,860
Over 3 years you could save	£ 243

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 162 over 3 years	<div style="border: 2px solid green; padding: 5px; width: fit-content; margin: auto;"> You could save £ 243 over 3 years </div>
Heating	£ 1,350 over 3 years	£ 1,260 over 3 years	
Hot Water	£ 285 over 3 years	£ 195 over 3 years	
Totals	£ 1,860	£ 1,617	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <td style="background-color: #4CAF50; color: white;">(92 plus) A</td> <td style="background-color: #8BC34A; color: white;">(81-91) B</td> <td style="background-color: #FFC107; color: white;">(69-80) C</td> <td style="background-color: #FF9800; color: white;">(55-68) D</td> <td style="background-color: #FF5722; color: white;">(39-54) E</td> <td style="background-color: #D32F2F; color: white;">(21-38) F</td> <td style="background-color: #B71C1C; color: white;">(1-20) G</td> </tr> <tr> <td colspan="6" style="font-size: x-small;">Not energy efficient - higher running costs</td> </tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	Not energy efficient - higher running costs						<table border="1" style="width: 100%; border-collapse: collapse; text-align: center; font-size: x-small;"> <tr> <th>Current</th> <th>Potential</th> </tr> <tr> <td style="font-size: 2em;">71</td> <td style="font-size: 2em;">86</td> </tr> </table>	Current	Potential	71	86	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>
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Current	Potential																		
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Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 96
2 Low energy lighting for all fixed outlets	£15	£ 54
3 Solar water heating	£4,000 - £6,000	£ 90

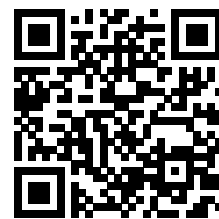
See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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