



3 Bed  
House - Semi-  
Detached  
located in  
Pontefract  
Offers Over £160,000



Grove Road  
Pontefract  
WF8 2AB

#### Entrance Hall 5'11" x 8'6"

Access to living room diner and kitchen. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Living Room Diner 12'12" x 21'11"

Feature gas fire with hearth and surround and back boiler. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front and rear.

#### Kitchen 9' x 9'11"

Range of high and low level kitchen units with integrated oven, hob and extractor hood. Stainless steel sink with chrome tap over. Access to a pantry cupboard. Access door leading to the rear. Wood effect flooring. Central heated radiator. UPVC double glazed window to the rear.

#### Landing 11'11" x 4'

Access to all three bedrooms, WC and shower room. Carpeted throughout. UPVC double glazed window to the side elevation.

#### Bedroom One 11'8" x 11'5"

Built in storage cupboards. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front.

#### Bedroom Two 9'11" x 10'

Built in storage cupboard. Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear.

#### Bedroom Three 8'11" x 10'7"

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

#### WC 2'7" x 5'4"

WC with low level flush. Wood effect flooring. UPVC double glazed frosted window to the side elevation.

#### Shower Room 5'7" x 5'6"

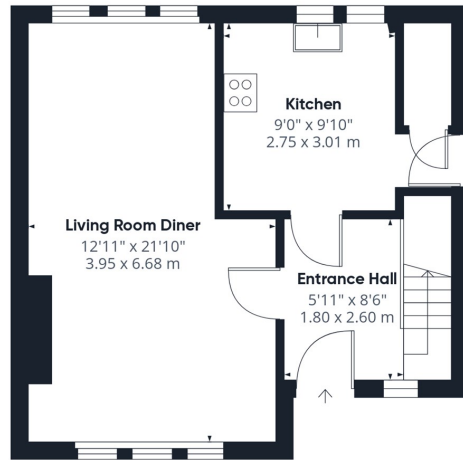
White suite comprising of shower cubicle with electric shower. Wash hand basin with chrome taps over. Wood effect flooring. Central heated radiator. UPVC double glazed frosted window to the rear.

#### External

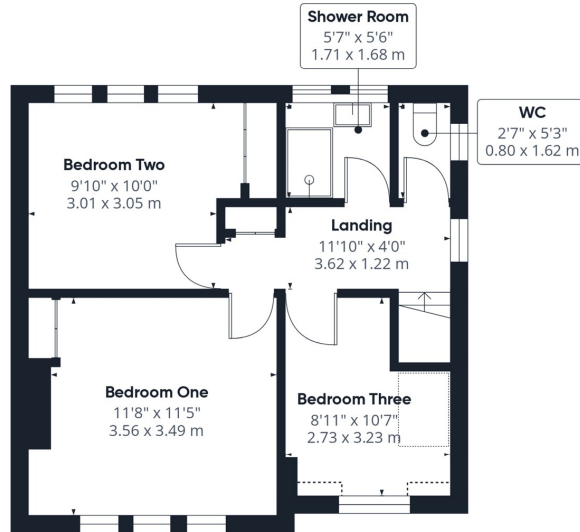
This well-presented and spacious brick-built family home enjoys a pleasant position set back from the road, benefiting from a sizeable front garden mainly laid to lawn. The property is approached via a paved frontage. To the rear is a private enclosed garden mainly laid to lawn.







Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

870 ft<sup>2</sup>

80.8 m<sup>2</sup>

**Reduced headroom**

3 ft<sup>2</sup>

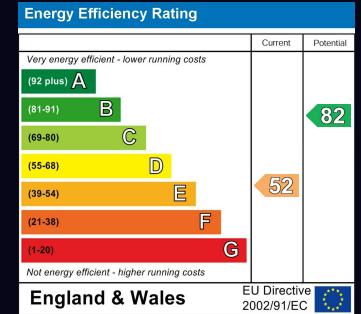
0.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

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

GIRAFFE360



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