



## 7 Battle Grove, Pontefract, WF8 4GF

Welcome to this charming semi-detached house located in the sought-after area of Battle Grove, Pontefract. Built in 2019, this modern property offers a delightful blend of contemporary living and comfort, making it an ideal home for families or professionals alike.

As you enter, you are greeted by an inviting open-plan kitchen diner with integral appliances, perfect for both entertaining guests and enjoying family meals. The space is filled with natural light, thanks to the bi-fold doors that seamlessly connect the indoor area to the outdoor space, creating a wonderful flow for those warm summer days.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy. With two bathrooms, including an en-suite, morning routines will be a breeze, ensuring convenience for all residents.

Spanning approximately 990 square feet, this home is designed for modern living, with thoughtful touches throughout. The exterior features parking for two vehicles, a valuable asset in this desirable neighbourhood.

Situated across from open fields and parks, residents can enjoy the beauty of nature right on their doorstep, making it an excellent location for outdoor activities and leisurely strolls.

**£255,000**

- NO ONWARD CHAIN
- STUNNING 3 BED HOME IN A SOUGHT AFTER AREA
- BI FOLD DOORS
- EV CHARGER
- INTEGRAL FRIDGE FREEZER, MICROWAVE, DISHWASHER AND OVEN
- OFF STREET DOUBLE DRIVE
- GREAT LOCATION
- CLOSE TO MOTORWAY LINKS
- ENCLOSED GARDEN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	