



## 11 Gascoigne Close, Pontefract, WF8 4ST

Welcome to Gascoigne Close, Pontefract - a charming location for this stunning detached house. This new build property, constructed in 2017, boasts a spacious 1541.82 sq ft of living space, perfect for a growing family.

As you step inside, you are greeted by not one, but two inviting reception rooms, offering ample space for entertaining guests or simply relaxing with your loved ones. The property features four generously sized bedrooms, all of which are double rooms, providing comfort and privacy for all family members.

With two modern bathrooms, the morning rush will be a thing of the past in this household. No more queuing for the shower! The private south facing landscaped gardens surrounding the property add a touch of tranquillity, providing a peaceful retreat after a long day.

One of the standout features of this property is the unspoiled views of the country park to the front. It also has parking space available for up to four vehicles, a rare find in many homes. Located in a quiet cul-de-sac, you can enjoy the larger than average plot size, offering plenty of outdoor space for children to play or for hosting summer barbecues.

Gascoigne Close presents a wonderful opportunity to own a contemporary home in a desirable location. Don't miss out on the chance to make this house your own and create lasting memories in this beautiful setting.

**£410,000**

- STUNNING 4 BED DETACHED PROPERTY
- LARGER THAN AVERAGE - 1541.82 sq ft
- UNSPOILT VIEWS TO THE FRONT AND SOUTH FACING GARDEN TO THE REAR
- OPENPLAN LIVING WITH SEPARATE LIVING ROOM
- 4 DOUBLE BEDROOMS
- EN SUITE TO MASTER
- BEAUTIFUL LANDSCAPED GARDENS
- PARKING FOR 4 CARS
- INTEGRAL GARAGE
- CLOSE TO MOTORWAY LINKS



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