



6 Gascoigne Close, Pontefract, WF8 4ST

Welcome to this stunning detached house located on Gascoigne Close in the charming town of Pontefract. Built in 2016, this modern property offers a generous living space of 1,388 square feet, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house boasts four well-proportioned bedrooms, ensuring ample space for family members or guests. The two bathrooms are thoughtfully designed, with one being fully accessible, catering to the needs of all residents.

One of the standout features of this property is its modification for disabled access, including a lift that enhances mobility throughout the home. This thoughtful addition ensures that everyone can enjoy the comfort and convenience of this lovely residence.

Outside, you will find parking space for up to two vehicles, providing ease and security for your cars. The location in Pontefract offers a delightful community feel, with local amenities, schools, and parks just a stone's throw away.

This property is not just a house; it is a home that combines modern living with accessibility, making it a perfect choice for families or individuals seeking a comfortable and practical living space. Do not miss the opportunity to make this exceptional property your own.

£385,000

- DISABLED FRIENDLY PROPERTY
- LIFT TO THE 2ND FLOOR
- WETROOM
- FANTASTIC LOCATION
- 4 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER



Floor 0

Approximate total area⁽¹⁾
143.2 m²



Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 93 |
| (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 | |