



Gascoigne Close, Pontefract WF8 4ST

Welcome to

Gascoigne Close, Pontefract

GUIDE PRICE £375,000 - £385,000 A modern four-bedroom detached home in Pontefract featuring an entrance hall with lift access, lounge, open plan kitchen diner with bifolds, four double bedrooms, master wet room, family bathroom, front drive, rear garden and integral garage.



Entrance Hall

With a door to the front, lift to first floor, tiled flooring, under stairs storage cupboard and access into garage.

Wc

With a low level flush WC, wash hand basin and tiled flooring.

Lounge

14' 4" into bay x 11' 8" (4.37m into bay x 3.56m)

With a bay window to the front and a gas central heating radiator.

Kitchen/ Diner

19' 2" max x 17' 4" max (5.84m max x 5.28m max)

A fitted kitchen consisting of wall, base and drawer units with tiled work surfaces over, integrated electric oven, gas hob, extractor hood, washing machine, stainless steel sink and drainer, dish washer, tiled flooring, bifolds to the rear, spot lights to the ceiling and two gas central heating radiators.

Landing

loft access and lift access.

Bedroom One

12' 11" max x 12' 4" max (3.94m max x 3.76m max)

With two windows to the rear and built in sliding wardrobes.

Wet Room

With a low level flush WC, wash hand basin, shower, towel radiator, vinyl flooring, spot lights to the ceiling, extractor fan, wall storage cupboard and a window to the side.

Bedroom Two

11' 9" into bay x 9' 11" (3.58m into bay x 3.02m)

With a bay window to the front and a gas central heating radiator.

Bedroom Three

9' 9" x 9' 10" (2.97m x 3.00m)

With a window to the rear and a gas central heating radiator.

Bedroom Four

9' 9" x 9' 6" (2.97m x 2.90m)

With a window to the front and a gas central heating radiator.

Bathroom

A suite consisting of a low level flush WC, wash hand basin, bath with shower over, towel radiator, extractor fan, spot lights to the ceiling, tiled walls, vinyl floor and a window to the side.

Front Garden

With a small lawn, tarmac driveway and shrubs to the borders.

Rear Garden

A paved path, side access, lawned garden, metal shed and timber fence surround.

Integral Garage

19' 10" x 9' 10" (6.05m x 3.00m)

With a door to the rear and a manual up and over door.



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Welcome to

Gascoigne Close, Pontefract

- *****GUIDE PRICE £375,000 - £385,000*****
- Four-Bedroom Detached House
- Open Plan Kitchen Diner
- Bathroom and Wet Room
- Lift Access To First Floor

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: 105.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£375,000 - £385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
PON119546 - 0003

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