



Gascoigne Close, Pontefract, West Yorkshire

Landscaped rear garden | Contemporary upgrades throughout | Off street parking for two vehicles | Open plan design | Bi-Fold doors | Nothing overlooking to the front | Ensuite facilities

3 Bedroom Semi Detached House | Asking Price: £259,995

Rosedale
& Jones



Gascoigne Close, Pontefract, West Yorkshire

DESCRIPTION

A very spacious and modern home with two off street parking spaces, a landscaped rear garden and high specification interior. URN: #LCLG

Key Features

- Landscaped rear garden
- Contemporary upgrades throughout
- Off street parking for two vehicles
- Open plan design
- Bi-Fold doors
- Nothing overlooking to the front
- Ensuite facilities



LOCATION

Situated within the very popular Prince's Gate residential development, located just outside of Pontefract Town Centre. The local area boasts a wide selection of shops and restaurants. There are a range of leisure facilities available nearby, including: Xscape, the Junction 32 Shopping Centre and the Brand new Aspire Complex which sits within the grounds of Pontefract Park (estimated to be over 500 acres). This home benefits from exceptional transportation links, with the M62, A1 and M1 motorways just a short drive away and direct bus/rail links to both Wakefield and Leeds easily accessible.

EXTERIOR

Front

An attractive front aspect with plenty of curb appeal. Nothing overlooking to the front, just open fields and trees. Consisting of a block paved walkway and off street parking available for up to two vehicles on the driveway.

Rear

A beautifully landscaped rear garden which consists of artificial turf, a block paved patio adjacent to the Bi-Fold doors and an elevated platform featuring high specification composite decking. There is plenty of space in the garden for exterior furniture. Additional features include: enough space for a large storage shed and the property is not directly overlooked to the rear.

INTERIOR - Ground Floor

Hallway

Very spacious and practical, with plenty of floorspace for shoe and coat storage. Central Heated radiator and a composite exterior door with 'frosted' Double Glazing to the front aspect.

W/C

Very spacious once again, with premium quality tiling to the walls and floor. Features include: a W/C and a 'floating' wash basin. Central Heated radiator, an extractor fan with isolation switch and a 'frosted' Double Glazed window to the front aspect.

Lounge*

The ground floor is open plan by design, with a living area that can accommodate a range of furniture layouts, in addition to some storage furniture as required. A major feature of this room is the exquisite bi-fold doors (Double Glazed), which let in lots of light and open directly onto the rear patio area. Notably, there is also a single Double Glazed exterior door which opens and closes independently of the bi-fold doors, which is extremely practical.

Kitchen & Dining Area* 8.39m x 5.14m*

The whole ground floor is a modern and ever popular 'family hub' type design and has a really warm feel to the layout. This fully fitted and premium quality kitchen consists of modern units with soft close' drawers, a fridge freezer, a dishwasher, an electric oven with a built-in microwave above, four gas 'ring' hobs, with a hidden extractor fan above and a 1.5l sink and drainer with stainless steel taps. The room is also large enough to comfortably accommodate a six seated dining suite. Note: there is also a utility space for a combination washing machine/tumble dryer underneath the stairs.

INTERIOR - First Floor

Landing

Bright and open with a Double Glazed window to the side elevation and a Central Heated radiator.

Main Bedroom 4.64m x 2.79m

A large bedroom which can comfortably support a king-size bed and additional storage units as required. The room features fitted double wardrobes and garden views. Central heated radiator and double glazed windows to the rear elevation. Loft access.

Ensuite

Contemporary design with features including, a W/C a floating wash basin with storage units underneath a standing rain shower cubicle with glass water guard and handheld shower fixture, in addition to premium wall tiling, a central heated towel rack, LED lighting and an extractor fan complete with isolation switch.

Bedroom Two 3.60m x 2.79m

A spacious bedroom which can comfortably accommodate a double bed and additional storage furniture as required, including a small desk, if needed.. Central heating radiator and Double Glazed windows to the front elevation.

Note: Currently used as a nursery.

Bathroom

A contemporary design with premium wall tiling. Features include a W/C, a floating wash basin with storage units underneath, a bathtub with a retractable handheld shower fixture and rain shower above. LED lighting, extractor fan, a Central heated towel rack, electrical shaving points, and Double Glazed 'frosted' windows to the front elevation

Bedroom Three 2.82m x 2.25m

The smallest of the three bedrooms, but still very generous in terms of floorspace. There is plenty of space for a single bed, but you could also use this as a double bedroom if preferred. Ideal for use as a Child's bedroom, a walk-in wardrobe, a nursery, or a home office. A very versatile room. Central heated radiator and double glazed Windows to the rear elevation.

Unique Reference Number

LCLG

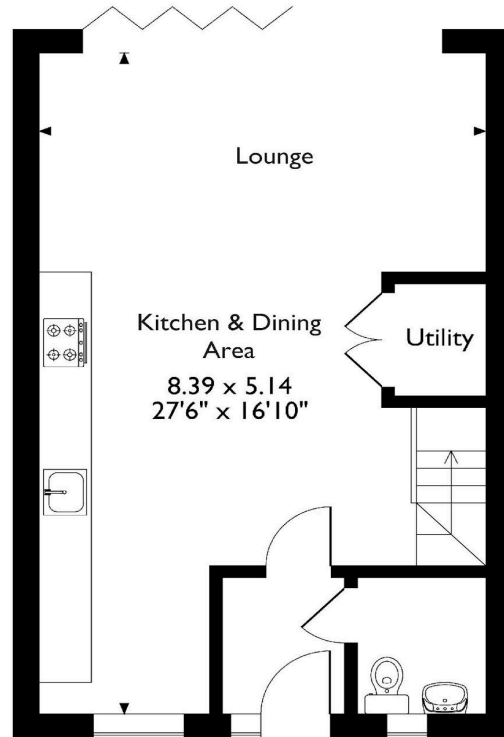
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

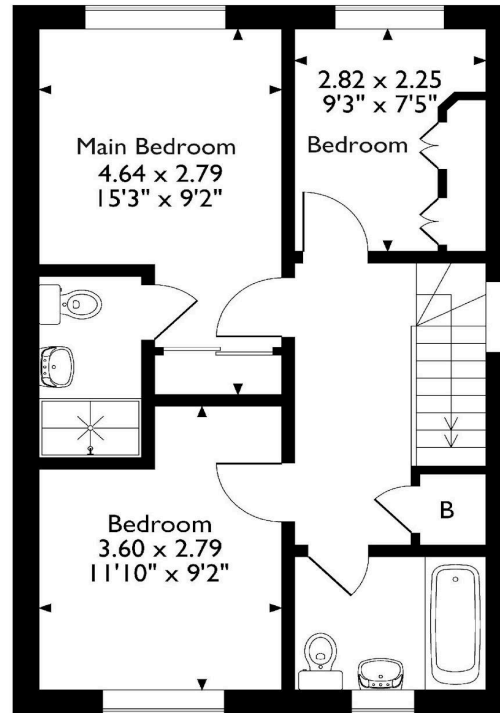


Gascoigne Close, Pontefract

Approximate Gross Internal Area 86 Sq M/926 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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01924 792796

Rosedale & Jones, The Old Caretakers House, The Oulton Institute, Oulton, Leeds, LS26 8SX

www.rosedaleandjones.co.uk

info@rosedaleandjones.co.uk