

...Your proactive estate agent

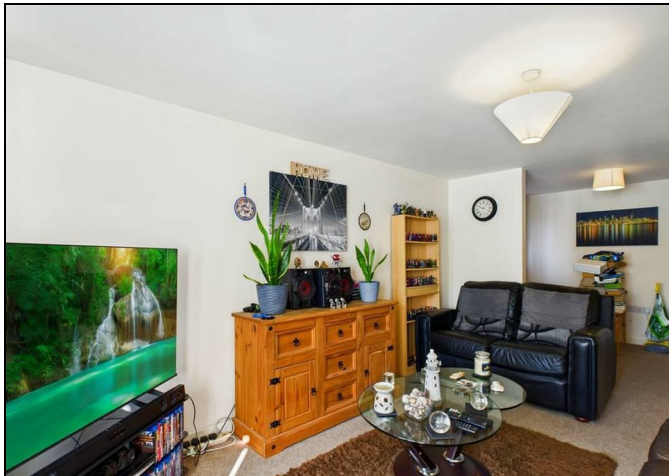


Gascoigne House, Cromwell Mount, Pontefract, WF8 1NS
Offers Over £80,000

Park Row

****FIRST FLOOR APARTMENT**CLOSE TO PONTEFRACT TOWN CENTRE****

Welcome to this charming and spacious two-bedroom, two-reception room first-floor flat, ideally situated in the sought-after Gascoigne House. Blending period character with generous living space, this well-maintained property offers comfortable and flexible accommodation in a desirable residential setting. Whether you're a first-time buyer, downsizer, or investor, this flat presents a rare opportunity to own a home in a well-regarded development with excellent local amenities and transport links.



Living Room

3.14 x 5.34 m (10'3" x 17'6")

This living room features a generous bay window that fills the space with natural light, creating a bright and welcoming atmosphere. The layout allows for comfortable seating arrangements, perfect for relaxation or entertaining guests.



Kitchen

5.31 x 1.93 m (17'5" x 6'4")

A practical kitchen fitted with wooden cabinetry and a laminate floor, offering ample storage and workspace.



Bedroom One

3.73 x 2.88 m (12'2" x 9'5")

This bedroom comfortably accommodates a double bed, with a window allowing natural light to enhance the room's

neutral décor. The space offers a calm and restful environment, with enough room for additional furniture such as bedside tables and a wardrobe.



Bedroom Two

2.92 x 3.34 m (9'6" x 10'11")

A well-proportioned second bedroom that can serve multiple purposes, including use as a guest room or a home office. It benefits from natural light through a window and provides ample space for essential furnishings.

Bathroom

2.51 x 1.68 m (8'2" x 5'6")

A well-presented bathroom featuring a white suite with a bath and shower, washbasin, and toilet. The room is tiled and decorated in neutral tones, offering a clean and practical space for daily use.



Landing

1.16 x 3.05 m (3'9" x 10'0")

A compact landing area that provides access to the various rooms within the property, featuring light décor and natural light from nearby windows.

Outside Space

The property has an allocated parking space. A bin Store and a communal garden.

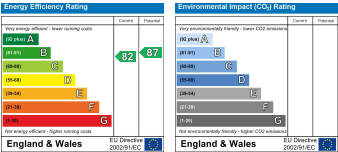
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