

# Park Row



## Bridge Farm, Pollington, Goole, DN14 0BF

£410,000



**\*\* VILLAGE LOCATION \*\* EN-SUITE AND WALK IN WARDROBE \*\*** Situated in Pollington, this Link-Detached Family Home briefly comprises: Entrance Hall, Ground Floor w.c, Lounge, Play Room, Kitchen, Utility and Dining Room. To the First Floor are five bedrooms, two of which have En-Suite, and Family Bathroom. Externally, the property has an enclosed rear garden with a double garage and parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**





## PROPERTY OVERVIEW

The property benefits from full central heating and double glazing.

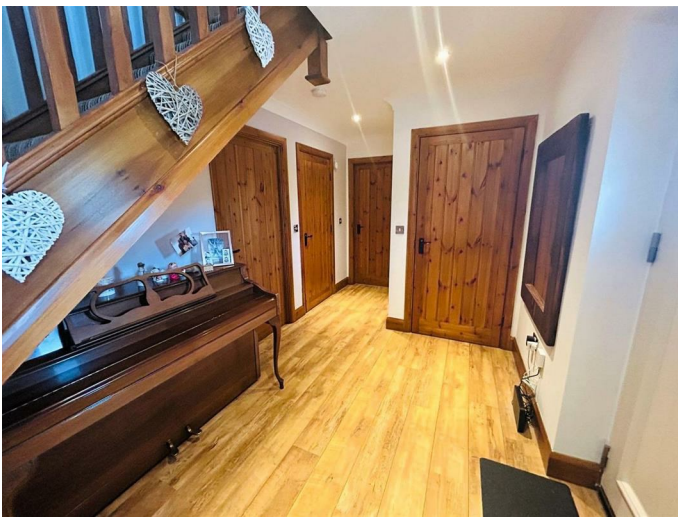
The Kitchen has a range of base and wall units with matching centre island.

The First Floor Family Bathroom benefits from: white panel bath, white low flush w.c and white pedestal wash hand basin. The two En-Suites both comprise of shower cubicle, low flush w.c and wash hand basins.

Externally, there is a south facing rear garden, double detached garage and off street parking.

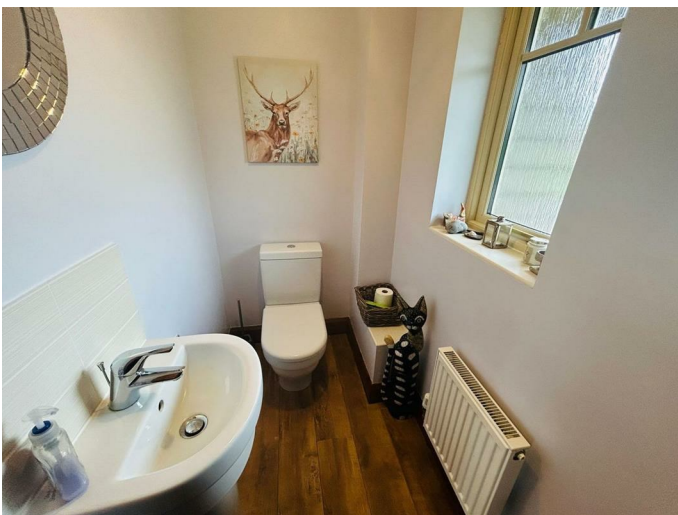
## GROUND FLOOR ACCOMMODATION

### Entrance Hall



### Ground Floor w.c

5'5" x 3'6" (1.67m x 1.09m)



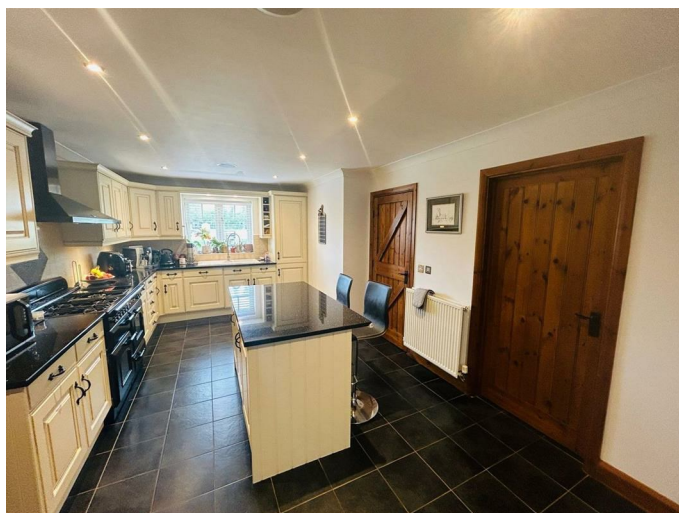
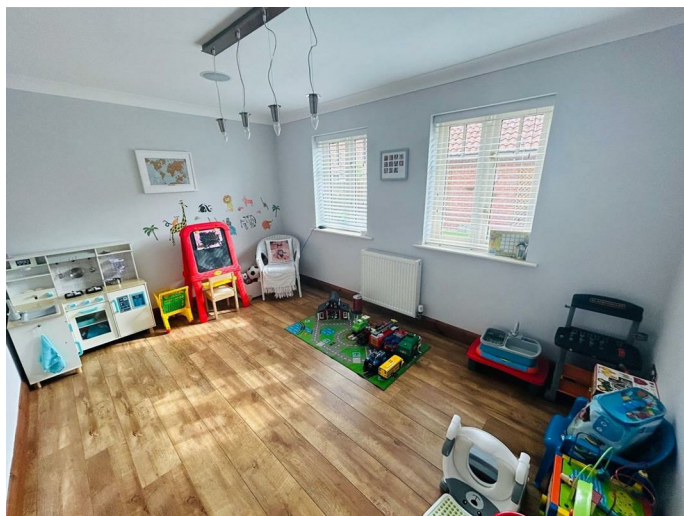
### Lounge

17'3" x 13'8" (5.26m x 4.17m)



### Play Room

13'1" x 9'4" (4.01m x 2.86m)

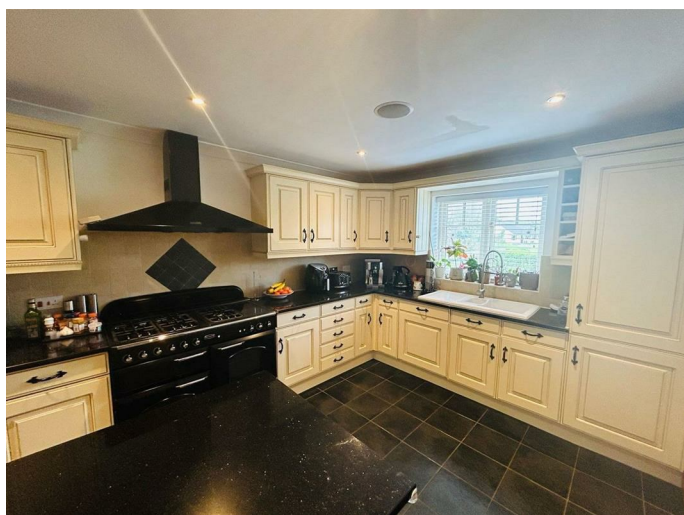


### Utility

12'2" x 4'11" (3.72m x 1.51m)

### Kitchen

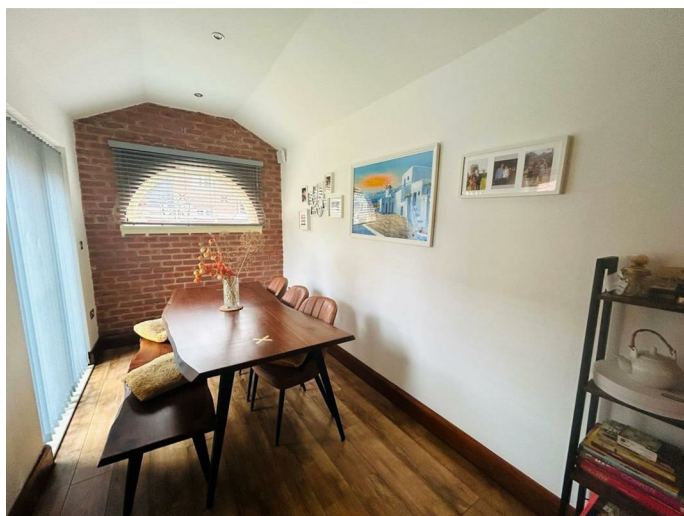
20'2" x 11'3" (6.15m x 3.44m)





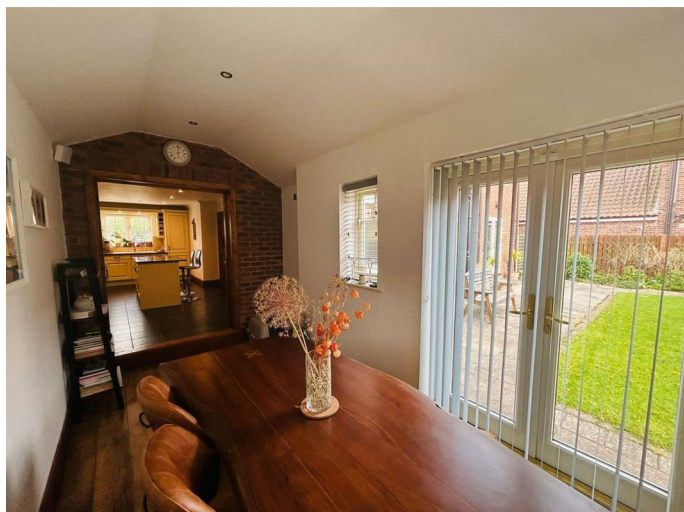
### Dining Room

15'5" x 7'3" (4.70m x 2.23m)

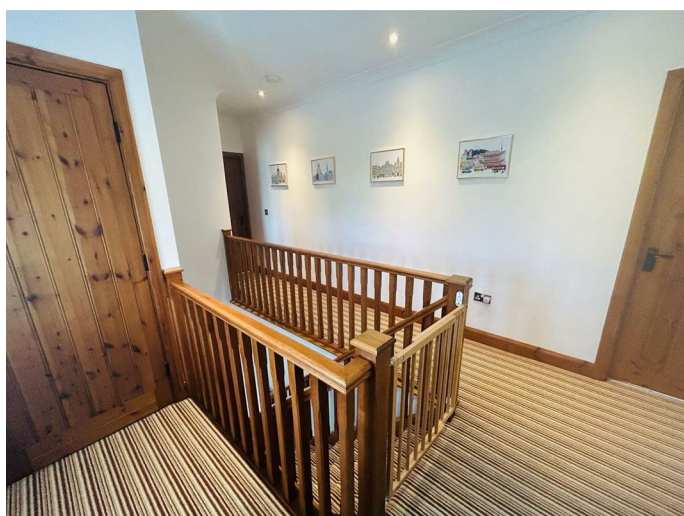


### Master Bedroom

21'10" x 12'2" (6.67m x 3.72m)



### FIRST FLOOR ACCOMMODATION- Landing



### Walk in Wardrobe

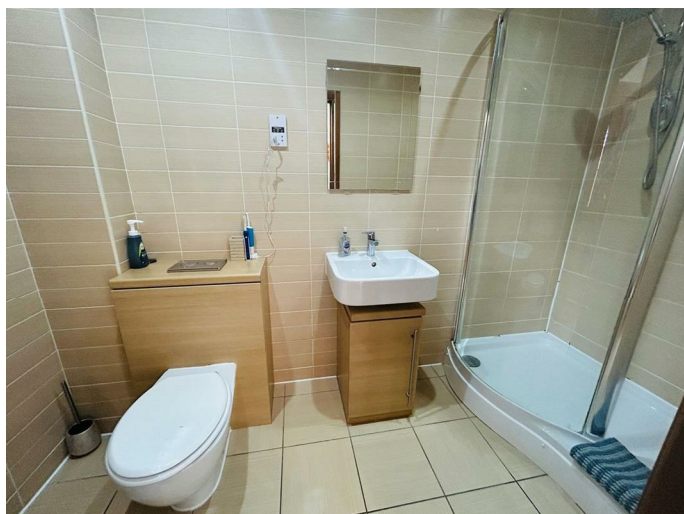
11'5" x 4'5" (3.48m x 1.35m)





### En-Suite

9'6" x 4'5" (2.91m x 1.36m)



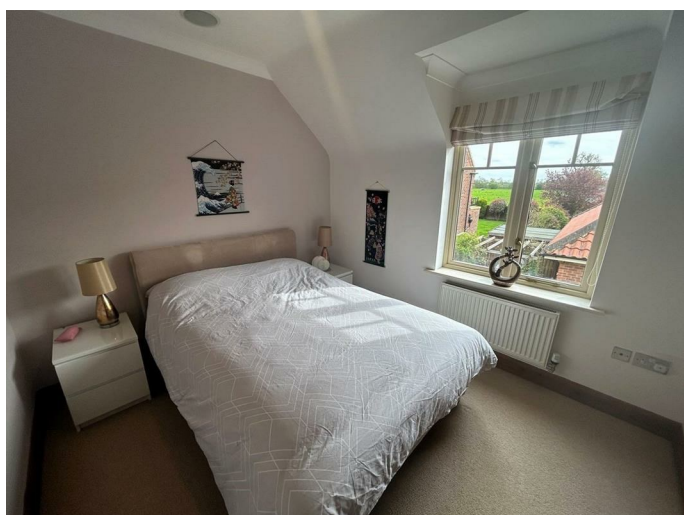
### En-Suite

8'6" x 4'5" (2.61m x 1.37m)

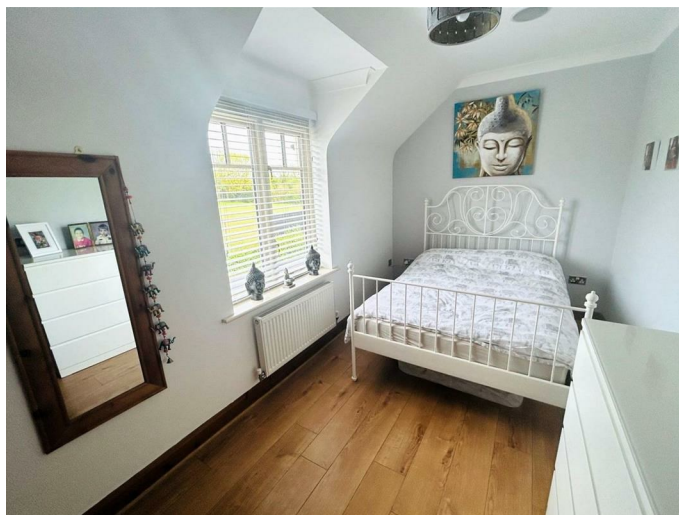


### Bedroom Two

10'6" x 9'3" (3.21m x 2.82m)

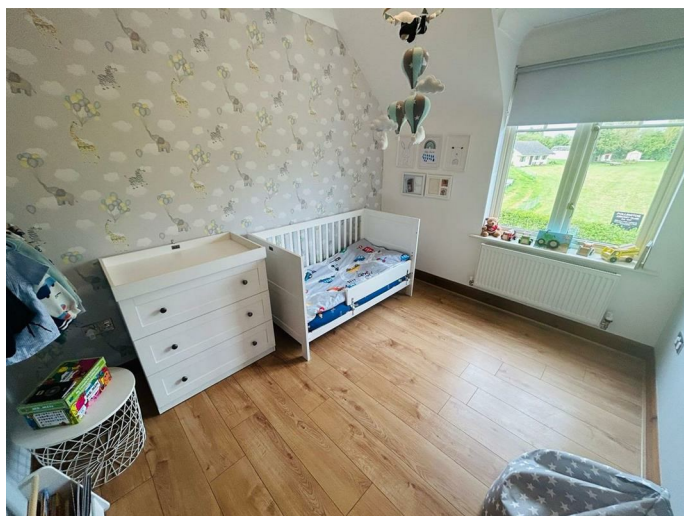


### Bedroom Three



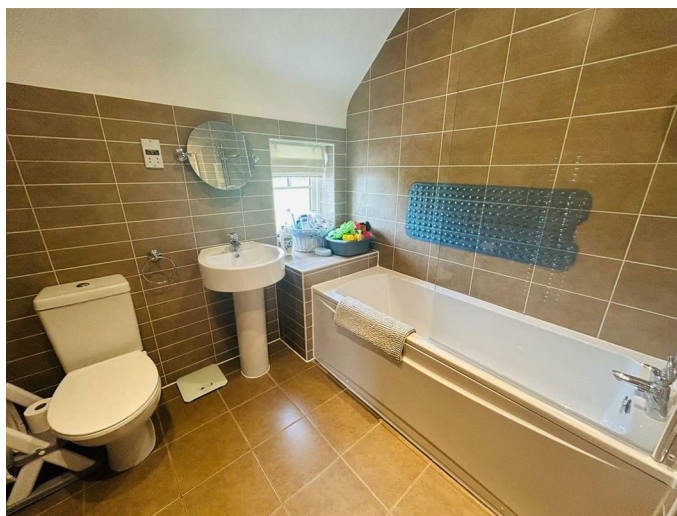
### Bedroom Four

10'10" x 8'8" (3.32m x 2.65m)



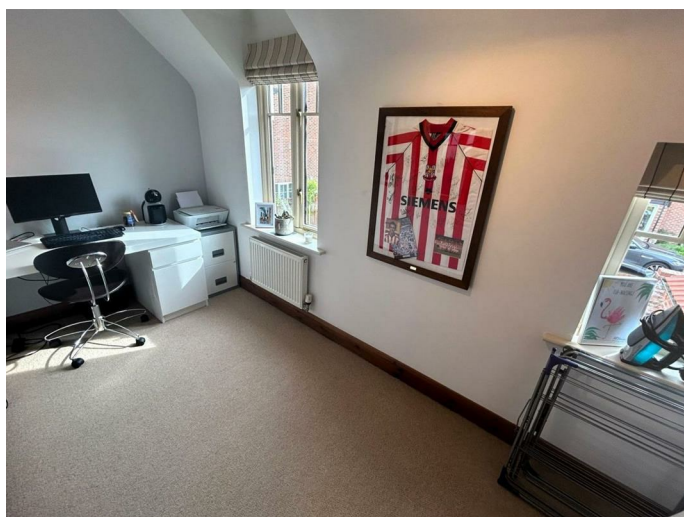
### Family Bathroom

7'4" x 7'6" (2.25m x 2.31m)



### Bedroom Five

14'2" x 6'2" (4.33m x 1.88m)



### EXTERIOR

#### Front





## Rear



## DIRECTIONS

Leave Selby on the A1041 Bawtry Road. Take the second exit at the round about passing through the village of Camblesforth. At the next roundabout, take the second exit into the village of Carlton proceeding to Snaith. At the first mini roundabout, turn right onto Pontefract Road. Proceed along this road for approximately one mile turning left signposted Pollington onto Long Lane, continue on Main Street and the property can be clearly identified by a Park Row 'For Sale' board.

## TENURE, LOCAL AUTHORITY & COUNCIL TAX

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G available

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :


Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:



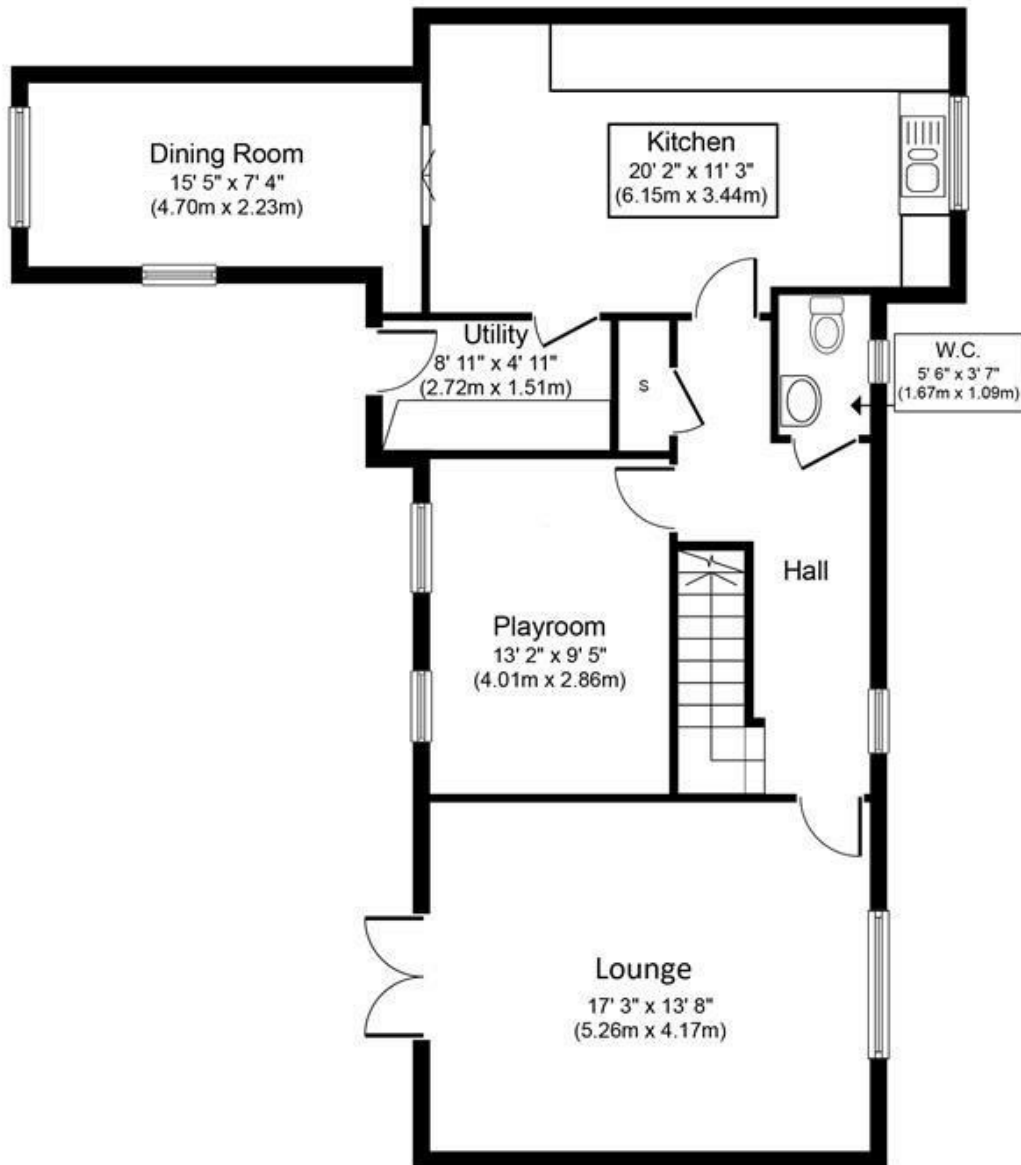
GOOLE - 01405 761199  
SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

### **VIEWINGS**

Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



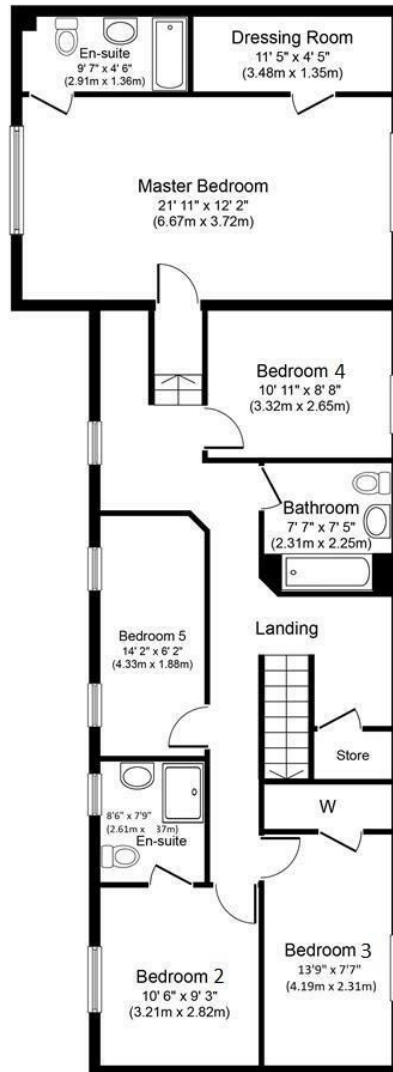




**Ground Floor**  
**Approximate Floor Area**  
**921 sq. ft.**  
**(85.6 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**First Floor**  
**Approximate Floor Area**  
**1,149 sq. ft.**  
**(106.8 sq. m.)**

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