

Park Row



West End, Pollington, Goole, DN14 0DP

Offers Over £240,000



**** AMPLE, GATED OFF-STREET PARKING ** SOUGHT AFTER VILLAGE LOCATION ** MOTORWAY LINKS ****
Situated in the idyllic village of Pollington, this beautifully presented Detached home briefly comprises: Lobby, Entrance Hall, Ground Floor W.C, Lounge, Breakfast Kitchen and Rear Hall. To the First Floor are two Double Bedrooms, one with an En-Suite, and a Bathroom. Externally, the property benefits from ample gated off-street parking and fully enclosed garden and patio areas. **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'.**



Ground Floor Accommodation - Entrance

UPVC door with top and bottom sections having double glazed panels to the front elevation, leading through into:

Lobby

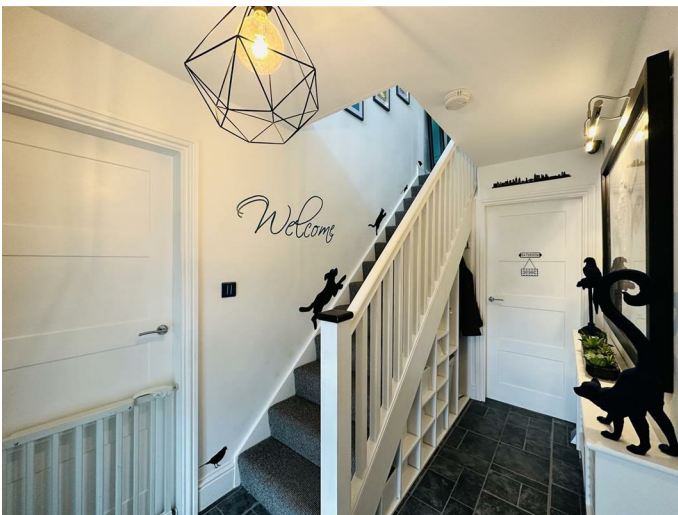
4'8" x 3'6" (1.44m x 1.08m)



UPVC double glazed window to the front elevation. Feature exposed brick wall and tiled effect flooring. Further uPVC door with top section having double glazed 'Stable' style panel to the front elevation, leading through into:

Entrance Hallway

12'7" x 6'0" (3.84m x 1.83m)



Staircase leading to the First Floor Accommodation with balustrade, spindles and under stairs cupboard. Tiled effect flooring, central heating radiator and doors leading off.

Ground Floor W.C

5'8" x 3'7" (1.73m x 1.10m)



White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over, set into vanity unit. Tiled effect flooring, white heated towel rail and extractor fan.

Lounge

21'1" x 10'8" (6.43m x 3.26m)



UPVC double glazed window to the front elevation. UPVC double glazed 'French' doors to the rear elevation. Feature fireplace, central heating radiators, television and telephone points.



Breakfast Kitchen
19'9" x 10'11" (6.02m x 3.33m)



Rear Hall
5'10" x 4'9" (1.80m x 1.46m)



White-fronted base and wall units with white handles, underlighting to wall units and plinth lighting. Central island section with further base units and providing breakfast bar area. White laminate worksurface with inset one and a half bowl black granite effect sink and drainer with black mixer tap over. Integrated appliances include: double electric oven, microwave, five ring ceramic hob with black and glass electric extractor fan over, larder height fridge, larder height freezer and dishwasher. UPVC double glazed windows to the front and rear elevations. Plumbing for washing machine and location of Worcester Bosch central heating boiler. Tiled effect flooring, central heating radiator and television point. Door leading through into:



White-fronted base and wall units with integrated wine rack. Plumbing for washing machine, tiled effect flooring and chrome heated towel rail. UPVC door with top section having double glazed 'Stable' style panel to the rear elevation.

First Floor Accommodation - Landing



UPVC double glazed window to the front elevation, seating area and fitted storage cupboards. Balustrade, spindles, feature beam to ceiling, loft access and doors leading off.



Bedroom One 13'4" x 10'9" (4.08m x 3.29m)



UPVC double glazed window to the front elevation. Range of fitted wardrobes and storage cupboard. Feature beams to ceiling, central heating radiator telephone point and door leading through into:





En-Suite

10'8" x 3'11" (3.26m x 1.21m)



Chrome trimmed shower cubicle, housing chrome shower and is wet-walled to ceiling height. White low flush w.c with concealed cistern and white wash hand basin with chrome mixer tap over; both set into white high-gloss vanity unit with splashback. Timber framed, double glazed 'Velux' skylight window to the rear elevation. Chrome heated towel rail, tiled effect flooring and electric extractor fan.

Bedroom Two

11'3" x 11'0" (3.45m x 3.36m)



UPVC double glazed window to the front elevation. White-fronted fitted wardrobes and white contemporary wall-mounted central heating radiator.



Bathroom

10'11" x 5'9" (3.34m x 1.76m)



Roll top, claw-footed bath with freestanding chrome mixer tap, incorporating chrome shower attachment. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over, set into white vanity unit. UPVC double glazed window to the side elevation. Tiled effect flooring, central heating radiators incorporating towel rails, electric shaver point and extractor fan. The room is timber clad to mid-height with feature beams to ceiling.



Exterior - Front

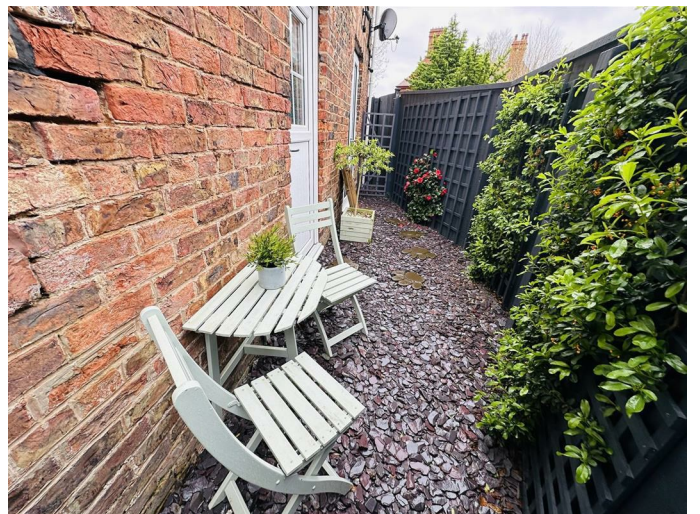


Crushed slate pathways running along the front of the property. Timber pergola, herbaceous borders, further raised herbaceous borders with decorative pebbles and raised timber deck patio and seating areas. Outside lamp, electrical points and hot and cold taps. Brick-built store to one side of property, with a crushed slate pathway to the other side, leading to the rear. Timber pedestrian access gate leading to tarmacked parking area with raised herbaceous borders, with the boundaries defined by brick wall, timber fence and timber posts. Electric vehicular and pedestrian access gate and further outside tap and electrical points.





Rear



Outside light with decorative crushed slate patio area, fully enclosed with timber fence and brick wall.

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 Doncaster Road. Proceed along this road for approximately one mile turning left signposted Pollington. Take the right onto Snaith road and left onto Gowdall Lane. Take the left onto Pinfold Lane followed by a right hand turn onto West End where the property can be clearly identified by a Park Row 'For Sale' board.

Utilities, Broadband and Mobile Coverage

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains (Meter)

Broadband: Fibre (FTTP)
Mobile: 4G

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.

Tenure, Council Tax and Local Authority

Tenure: Freehold
Local Authority: East Riding Of Yorkshire Council
Tax Banding: C

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.

Heating and 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.

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.

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.

Making an Offer

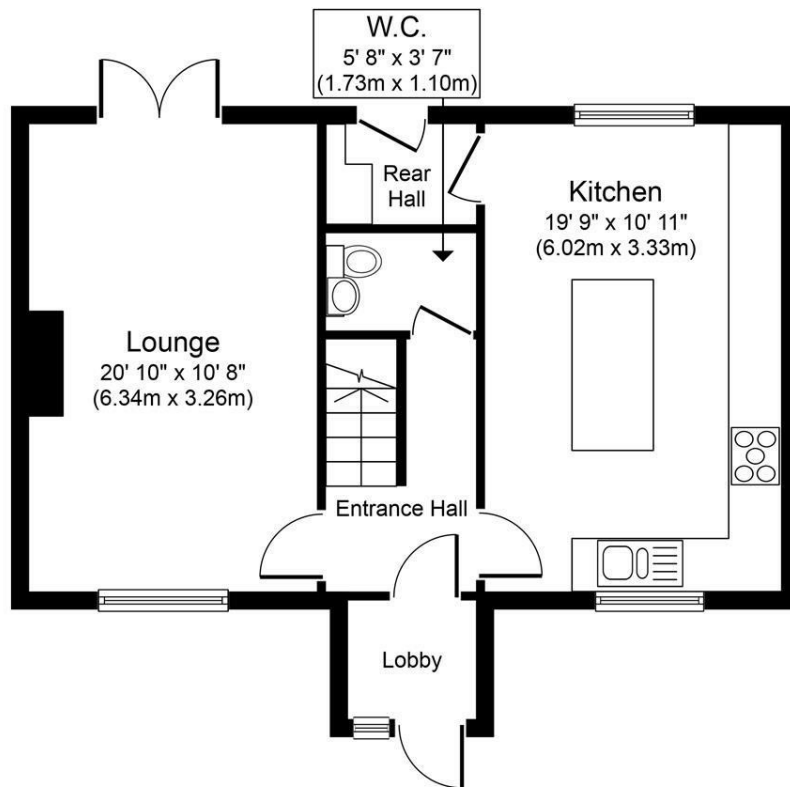
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

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:

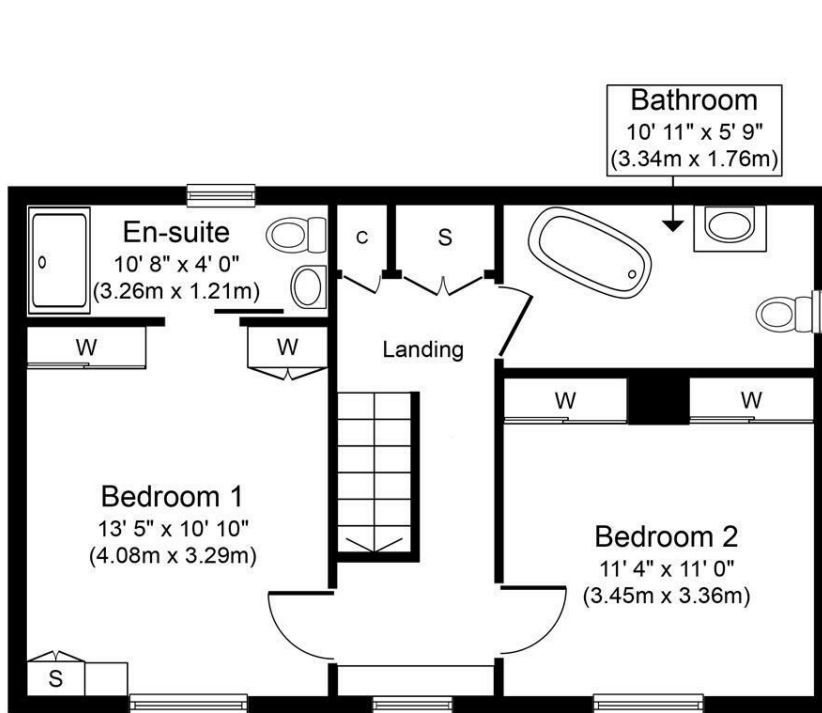
SELBY - 01757 241124
GOOLE - 01405 761199
SHERBURN IN ELMET - 01977 681122
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
510 sq. ft.
(47.4 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
487 sq. ft.
(45.3 sq. m.)

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO ₂ emissions | Current |
| 92-100 A | | 02-10 A | |
| 81-91 B | | 11-20 B | |
| 69-80 C | | 21-30 C | |
| 55-68 D | | 31-40 D | |
| 49-54 E | | 41-50 E | |
| 45-48 F | | 51-60 F | |
| 39-44 G | | 61-80 G | |
| 1-38 G | | 81-100 G | |
| All energy efficient - higher ranking costs | | All environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |