



8 Bridge Farm, Pollington, DN14 0BF

Charming Property With Five Generously Sized Bedrooms | Delightful Link Detached Property | Private Arched Entrance To Rear | Multiple Reception Rooms | Master Bedroom With En-suite & Dressing Room | Bedroom Four With En-Suite | Utility | WC | Picturesque Village Location

- Link Detached Property
- Gas Central Heating
- Council Tax Band - E
- Viewing Highly Recommended
- Five Double Bedrooms - Master Bedroom With En-suite & Dressing Room
- Freehold Property
- Multiple Reception Rooms
- Off Street Parking with Detached Double Garage
- EPC Rating - C
- Popular Village Location

£399,995

Jigsaw Move are pleased to welcome to this charming property located in the picturesque village of Bridge Farm, Pollington. This delightful link-detached house boasts an impressive 2,185sq ft of living space, offering ample room for a growing family.

Upon entering, you are greeted by not one, not two, but three inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The multiple reception rooms provide flexibility in how you can utilise the space to suit your lifestyle.

With five generously sized bedrooms, there is no shortage of space for everyone in the family to have their own sanctuary. The master bedroom comes complete with its own en-suite bathroom and dressing room, offering a touch of luxury and privacy.

In addition to the master en-suite, the fourth bedroom has an en-suite and there is a family bathroom in the property, ensuring that the morning rush for the shower is a thing of the past. Convenience is key in this home, with a utility room and an additional WC adding to the practicality of daily living.

Parking dilemmas will be a thing of the past with parking available for up to two vehicles in front of the detached double garage, making hosting gatherings or simply coming home with shopping a stress-free experience.

The property also benefits from; a shared arched entrance which leads to the rear of the property, a built in sound system in the majority of the rooms with control units, alarm system throughout, solid wood flooring, solid wood doors, enclosed rear garden, gas central heating and uPVC double glazing.

Situated in the heart of a popular village location, you'll enjoy the sense of community and the convenience of local amenities just a stone's throw away. This sought after village hosts a range of local amenities including; primary school, cafe, public house/restaurant, play park and village hall. Pollington is a great location for commuters due to its access links to all major networks including M62 making it perfect for those travelling to York, Leeds and Hull.

Don't miss out on the opportunity to make this wonderful property your new home sweet home and we recommend an early internal inspection to appreciate what both the accommodation and location has to offer.

EPC Rating - C

Council Tax Band - E

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 17'3" x 13'9" (5.26m x 4.18m)

Kitchen/Diner 20'2" x 12'0" (6.14m x 3.67m)

Dining Room 15'3" x 10'8" (4.64m x 3.25m)

Play Room 7'6" x 13'2" (2.29m x 4.01m)

Utility 8'4" x 3'5" (2.54m x 1.03m)

WC 3'7" x 5'5" (1.09m x 1.66m)

FIRST FLOOR ACCOMMODATION

Landing

Master Bedroom 21'8" x 12'2" (6.60m x 3.72m)

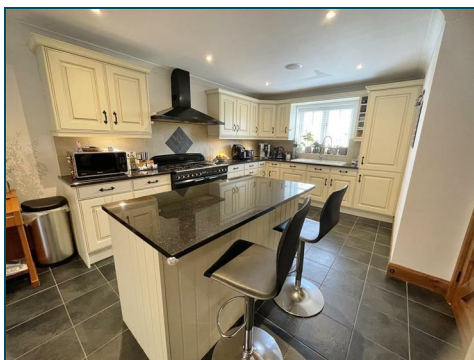
En-suite Shower Room 9'7" x 4'5" (2.93m x 1.36m)

Dressing Room 11'5" x 4'6" (3.49m x 1.36m)

Bedroom 2 7'8" x 13'9" (2.33m x 4.19m)

Bedroom 3 12'11" x 8'8" (3.93m x 2.65m)

Bedroom 4 9'3" x 10'6" (2.82m x 3.20m)



En-suite Shower Room 6'2" x 8'11" (1.88m x 2.73m)

Bedroom 5 6'2" x 13'11" (1.88m x 4.24m)

Family Bathroom 10'3" x 7'5" (3.13m x 2.26m)

EXTERNAL

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their 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 stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

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.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

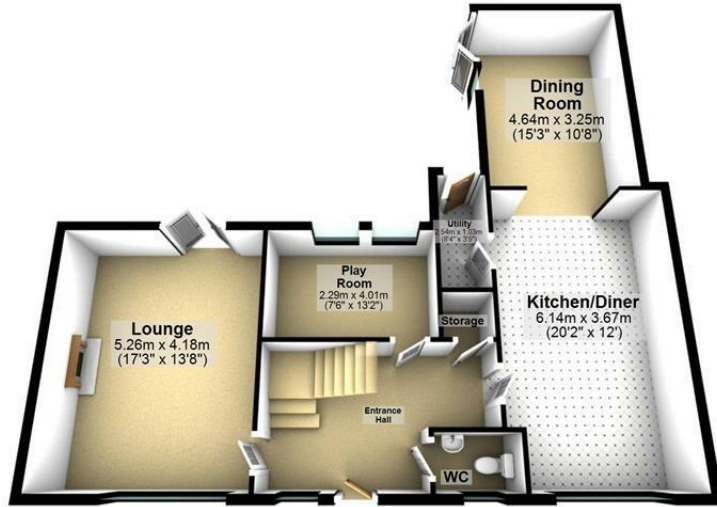
Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

WINDOWS

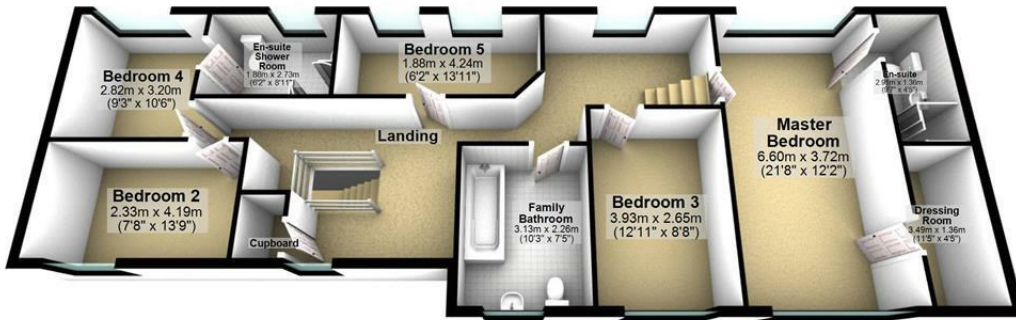
Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		73	81
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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