




northwood

Highfield, Pollington, Goole



OIRO £245,000

- COUNTRYSIDE VIEWS
- LARGE ORANGERY
- UTILITY AND DOWNSTAIRS WC
- RECENTLY FITTED KITCHEN
- LARGE CORNER PLOT
- EXTENDING POTENTIAL
- Freehold, Council Tax Band B
- EPC rating TBC


northwood
Local knowledge, national reach



Offered for sale, is this beautifully extended three bedroom semi detached house sat on a generous corner plot with lots of further potential to expand nestled in a quiet cul-de-sac in the rural village of Pollington.

The property briefly comprises of; entrance hall, lounge, kitchen diner, large orangery, utility and downstairs WC. To the first floor is three good sized bedrooms and the family bathroom.

Outside the property sits on a very generous corner plot, with wrap around gardens, mainly laid to lawn with mature trees and shrubbery, concrete studio, garden shed, patio area with countryside views perfect for relaxing and entertaining and a separate garage with hard standing in front.

The property is perfect for the growing family benefiting from an abundance of living space! Early viewing is advised to avoid disappointment!



Entrance Hall

With uPVC double glazed door, and window panel to front elevation, stairs leading to the first floor, radiator and under stairs storage cupboard.

Lounge 4.67m x 3.48m (15'4" x 11'5")

With uPVC double glazed window to front elevation, feature gas fire with surround, radiator, power points and tv point.

Kitchen Diner 6.75m x 2.82m (22'1" x 9'4")

Having a range of wall and base units, complimentary work surfaces, inset sink with mixer tap, eye level integrated oven and microwave above, four ring gas hob with extractor above, integrated fridge freezer, dishwasher, uPVC double glazed window and patio doors to rear elevation, power points, USB points, wall mounted radiator and under stairs storage cupboard.

Utility 2.51m x 4.17m (8'2" x 13'8")

With a range of wall and base units with complimentary work surfaces, inset sink with mixer tap, plumbing for automatic washing machine, radiator, two Velux windows, uPVC double glazed window to front elevation and uPVC double glazed door to side elevation and uPVC door to rear opening onto rear garden.

Downstairs WC

Having low level WC, wash basin with vanity below, uPVC double glazed obscured glass window to side elevation and heated towel rail.

Orangery 5.52m x 3.54m (18'1" x 11'7")

With uPVC double glazed windows around, large uPVC double glazed sliding doors to the rear opening onto the rear garden, and uPVC double glazed door to side elevation, air con unit, power points, tv point and two Velux windows.

Stairs and Landing

Carpet to the stairs, loft access and uPVC double glazed window to side elevation.



Bedroom One 3.14m x 3.52m (10'4" x 11'6")

Having uPVC double glazed window to the front elevation, fitted wardrobes with sliding doors, radiator, power points and tv point.

Bedroom Two 3.88m x 2.86m (12'8" x 9'5")

With uPVC double glazed window to rear elevation, fitted storage cupboard, radiator TV point and power points.

Bedroom Three 3.07m x 2.26m (10'1" x 7'5")

Having uPVC double glazed window to front elevation, fitted wardrobe above stair box, radiator and power points.

Family Bathroom

With fitted suite comprising of low level WC, wash basin with vanity below, panelled bath with thermostatic mixer shower above, uPVC double glazed obscured window to rear elevation, heated towel rail, partially tiled walls and storage cupboard housing the combi boiler.

Outside

Sat on a larger corner plot with enclosed gardens to the front side and rear, mainly laid to lawn with mature trees and shrubbery, rear access gate leading to garage and hard standing. To the rear is an lovely well maintained garden, laid to lawn with patio area, pebbled area, concrete studio with power and lighting and garden shed with power. The garage has an up and over door to enter.

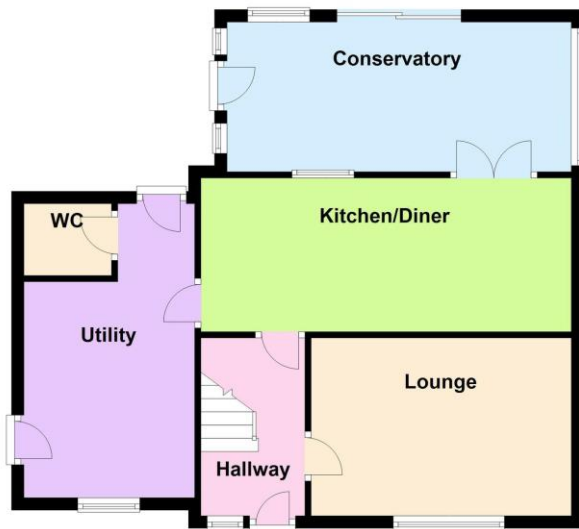
Disclaimer

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Ground Floor



First Floor

