

Oakwood Park, Pollington GooleDN14 0DB



# welcome to

# **Oakwood Park, Pollington Goole**

William H Brown have to offer this exceptional high spec new build, detached house in a cu-de-sac location.





Introducing this exceptional high-spec new build, a detached home nestled in a tranquil cul-de-sac. Upon entering, you're greeted by a welcoming entrance hall leading to a spacious open-plan living room and kitchen, featuring laminated flooring, French doors to the garden, and a stunning kitchen diner with an island, integrated appliances, and ample space for a dining table. This property also includes a separate utility room, a convenient downstairs bathroom, five well-appointed bedrooms with fitted carpets, and a luxurious master bedroom with a fully fitted ensuite.

Outside, the enclosed and private rear garden boasts a lawn and patio area, perfect for outdoor relaxation. Additional features include a garage equipped with an EV charger and full electrics, making this home both stylish and practical for modern living.

#### **Entrance Hall**

### Cloakroom

### Lounge

15' 10" x 12' 10" ( 4.83m x 3.91m )

## Kitchen/Diner

22' 1" x 17' 9" (6.73m x 5.41m)

## **Utility Room**

10' 3" x 8' 10" ( 3.12m x 2.69m )

## Landing

#### **First Bedroom**

17' 10" x 15' 1" ( 5.44m x 4.60m )

#### **En-Suite**

#### **Second Bedroom**

15' 10" x 13' 9" ( 4.83m x 4.19m )

### **Third Bedroom**

15' 10" x 8' 4" ( 4.83m x 2.54m )

#### **Fourth Bedroom**

17' 10" x 8' 4" ( 5.44m x 2.54m )

#### **Bathroom**

## **Fith Bedroom**

12' 1" x 8' 8" ( 3.68m x 2.64m )

#### Rear Garden

## Garage

20' 8" x 10' 10" ( 6.30m x 3.30m )

# **Special Features**











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# **Oakwood Park**

- GUIDE PRICE £500,000 £525,000
- High Spec New Build
- Detached House
- Open Kitchen/Living
- Utility Room

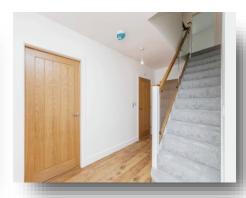
Tenure: Freehold EPC Rating: Exempt

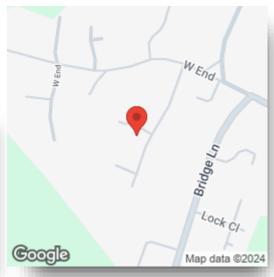
guide price

£500,000







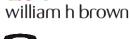


Please note the marker reflects the postcode not the actual property

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Property Ref: SEL108126 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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