



2 Orchard House, Main Street
Pollington, Nr Goole, DN14 0DW

Asking Price Of £315,000

Property Features

- Characterful Cottage in popular rural Village
- Sitting Room, Living Room, Breakfast Kitchen & Utility
- 4 Bedrooms, Bathroom, Gas CH & Double Glazing
- 20' Garage, Stable Block, Gardens & Paddock
- Ideally placed for Goole, Selby, Pontefract & J34 of M62

Full Description

SITUATION

From Goole take the A614 and then the A1041 into Snaith. At the mini roundabout turn left onto the A645 Pontefract Road. Proceed for approximately one mile and then turn left sign posted Pollington. Continue along Long Lane into the Village. Proceed around the sharp right hand bend into Main Street and after passing through the next right hand bend the property will be found on the right hand side clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of a 400 year old Semi-Detached Cottage being situated in the popular rural Village of Pollington which is conveniently placed for Goole, Selby, Pontefract and J34 of the M62 motorway which allows easy access to the major Yorkshire Business centres. The very characterful accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Radiator and beamed ceiling.

SITTING ROOM 16' 0" x 11' 9" (4.88m x 3.58m)

Inglenook fireplace, bay window to front, beamed ceiling and radiator.

LIVING ROOM 18' 0" x 13' 6" (5.49m x 4.11m)

Inglenook fireplace with cast iron stove on quarry tiled hearth and original bread oven to side. Beamed ceiling, radiator, spindled staircase to the first floor, wall lights and double doors into:



BREAKFAST KITCHEN 16' 0" x 14' 3" (4.88m x 4.34m)

Range of units comprising sink unit, base units with oak worktops, drawer unit and glass fronted wall cupboards. Built in oven and hob with extractor over. Beamed ceiling, radiator and composite door to the rear.

UTILITY ROOM 8' 9" x 6' 6" (2.67m x 1.98m)

Plumbing for auto washer and gas central heating boiler.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Living Room and opening from the Landing which has a built in cupboard are:

MASTER BEDROOM 13' 3" x 11' 0" (4.04m x 3.35m)

Beamed ceiling and radiator.

FRONT BEDROOM 9' 5" x 8' 0" (2.87m x 2.44m)

Radiator.

FRONT BEDROOM 8' 3" x 8' 3" (2.51m x 2.51m)

Built in bed base, radiator and built in cupboard.

SIDE BEDROOM 11' 6" x 8' 9" (3.51m x 2.67m)

Radiator.

BATHROOM 11' 3" x 5' 6" (3.43m x 1.68m)

White suite comprising panelled in bath, pedestal washbasin and low flush WC. Shower overbath. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

GARAGE 20' x 10' with double doors to front, personal door to side, power laid on and long driveway approach from Main Street.

STABLE Block comprising 3 LOOSE BOXES

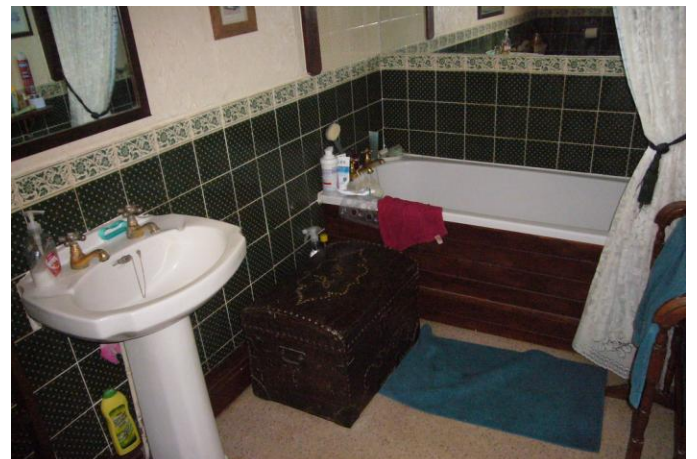
Various SHEDS

The property stands in good sized MATURE GARDENS with patio area and small pond, together with grass PADDOCK to side.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with hardwood framed sealed units.

None of the services or associated appliances have been checked or tested.



COUNCIL TAX

It is understood that the property is in Council Tax Band C, which is payable to the East Riding of Yorkshire Council.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPCAT DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements