



**Townend
Clegg & co**

CHARTERED SURVEYORS SINCE 1895

**WILLOW LANE, POLLINGTON, DN14 0DQ
OFFERS OVER £450,000**





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 and just before the sharp right hand bend turn left into Willow Lane. The property will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a unique Detached Dwelling which is nearing completion, being situated on the edge of the popular semi-rural Village of Pollington which is conveniently placed for the Towns of Snaith, Goole, Selby and Pontefract, and is within 5 miles of J34 of the M62 motorway which allows easy access to the major Yorkshire Business Centres. The very spacious accommodation which has oak internal doors throughout presently comprises:





GROUND FLOOR

SPACIOUS ENTRANCE HALL

Composite front door, radiator, downlighters, part vaulted ceiling with feature window to front and staircase with glass balustrading to the first floor.

LOUNGE 16' 9" x 11' 9" (5.11m x 3.58m)

Recess fireplace with flagged hearth, and radiator.

STUNNING LIVING DINING KITCHEN 23' 6" x 21' 0" (7.16m x 6.4m)

Extensive range of units comprising sink unit, base units with worktops, pan drawers, wall cupboards and larder unit. Chimney extractor. Island unit with breakfast bar. 3 radiators, downlighters, part ceramic tiled walls, vaulted ceiling with 2 Velux roof lights and feature glass wall with French doors to rear Garden.

UTILITY ROOM 11' 3" x 6' 0" (3.43m x 1.83m)

Range of units with sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Radiator, downlighters, part ceramic tiled walls and composite door to rear.

FRONT BEDROOM 10' 6" x 9' 0" (3.2m x 2.74m)

Radiator.

SHOWER ROOM

White suite comprising shower cubicle, vanity washbasin and low flush WC. Radiator and downlighters.

FIRST FLOOR

LANDING

This is approached via the staircase which has glass balustrading, from the Entrance Hall and opening from the Landing which has a radiator and Velux roof light are:

FRONT BEDROOM 15' 6" x 9' 9" (4.72m x 2.97m)

Built in wardrobes, Cottage style window to front, radiator and leading to:

ENSUITE SHOWER ROOM

White suite comprising shower cubicle with dual shower heads, vanity washbasin and low flush WC. Cottage style window to rear, radiator and downlighters.

FRONT BEDROOM 14' 9" x 9' 0" (4.5m x 2.74m)

Built in wardrobes, Cottage style window to front, radiator and leading to:



ENSUITE SHOWER ROOM

White suite comprising shower cubicle with dual shower heads, vanity washbasin and low flush WC. Velux roof light, radiator and downlighters.

REAR BEDROOM 12' 6" x 10' 9" (3.81m x 3.28m)

Cottage style window to front and radiator.

HOUSE BATHROOM

White suite comprising P Shaped Bath, vanity washbasin and low flush WC. Shower overbath with side screen. Velux roof light, radiator and downlighters.



TO THE OUTSIDE

Brick and tiled GARAGE 19'6" x 12'9" with up and over door to front, personal door to side, and gated driveway approached from Willow Lane which provides ample additional Off Street Parking.

Garden to front and large Garden to rear, both of which enjoy open views over Farmland.

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 uPVC framed sealed units.

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

COUNCIL TAX

The Council Tax Banding will be assessed by the East Riding of Yorkshire Council on completion of the property.

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.

FLOOR PLAN

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.



ENERGY PERFORMANCE GRAPHS

A predicted Energy Performance Certificate will be obtained by the Developer.



