



The Hollies

Main Street, Pollington, DN14 0DW

RENT £1,200 pcm

Property Features

- Spacious Detached House in popular rural Village
- 18' Lounge, Dining Room & 18' Breakfast Kitchen
- Conservatory, 4 Double Bedrooms & 2 Bathrooms
- Gas CH, Double Garage & Gardens
- Ideally placed for J34 of M62 Motorway

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 To Let Boards.

THE PROPERTY

This consists of a spacious Detached House 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 accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

Radiator, understairs cupboard and spindled staircase to the first floor.

LOUNGE 18' 9" x 13' 0" (5.72m x 3.96m)

Feature fire surround housing living flame gas fire. Bay window to front, radiator and double doors into:

DINING ROOM 10' 9" x 9' 9" (3.28m x 2.97m)

French doors into:

CONSERVATORY 12' 3" x 11' 3" (3.73m x 3.43m)

Radiator, fanlight, ceramic tiled floor and French doors to the rear garden.



BREAKFAST KITCHEN 18' 6" x 10' 9" (5.64m x 3.28m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Built in double oven and gas hob with extractor over. Beko dishwasher. Radiator and part ceramic tiled walls.



UTILITY ROOM 9' 0" x 8' 0" (2.74m x 2.44m)

Range of units comprising sink unit, and base units with worktops. Plumbing for auto washer. Radiator, gas central heating boiler, part ceramic tiled walls and door into the Double Garage.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin. Radiator and part ceramic tiled walls.



REAR ENTRANCE HALL

Door to rear garden.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Entrance Hall and opening from the Landing which has airing cupboard housing cylinder and linen cupboard are:

MASTER BEDROOM 15' 6" x 11' 3" (4.72m x 3.43m)

Range of built in wardrobes, radiator and leading to:



ENSUITE SHOWER ROOM

Coloured suite comprising shower cubicle, pedestal washbasin and low flush WC. Radiator and part ceramic tiled walls.

FRONT BEDROOM 12' 9" x 9' 6" (3.89m x 2.9m)

Range of built in wardrobes and radiator.



REAR BEDROOM 10' 9" x 9' 9" (3.28m x 2.97m)

Radiator.

REAR BEDROOM 10' 9" x 9' 9" (3.28m x 2.97m)

Radiator.

HOUSE BATHROOM

Coloured suite comprising panelled in bath, pedestal washbasin, low flush WC and shower cubicle. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Integral DOUBLE GARAGE 19' 6" x 18' 9" with 2 roller doors to front, personal door into the Utility Room and driveway approach from Main Street.

The property has good sized gardens which enjoy open views at the rear.

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.

COUNCIL TAX

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

TERMS & CONDITIONS

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property. Should you be interested in this property please request an Application to Rent Form from our Goole Office.

RENT & BOND

RENT: £1200 per calendar month payable in advance.

BOND: £1380 payable on the signing of the Agreement.

HOLDING DEPOSIT

This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement. The Holding Deposit in the case is £275.

It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

ENERGY PERFORMANCE GRAPH

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 80 C |
| 55-68 | 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.