

**GRICE &
HUNTER**

**Chartered Surveyors
Estate Agents & Valuers
Est 1924**



**35 WEST END, POLLINGTON,
DN14 0DP.**

- An exceptionally presented and extended 3 Bedroom Detached Bungalow • Lounge with adjoining stylish Kitchen • Gas Central Heating • PVCu Double Glazing • Replacement fascias and gutters • Extensive parking • Extra large Garage and useful Outbuilding • South facing rear garden •



£260,000



A traditional and popular style of Detached Bungalow occupying a non-estate location within the village. Pollington is located about 3 miles off the A19 being only 2 miles from the popular small town of Snaith which includes a good selection of local facilities. The village includes local amenities including a public house, primary school and village hall and is only 5 miles from junction 34 of the M62.

ACCOMMODATION

(all measurements are approx. only)

Ground floor only

ENTRANCE HALL with boiler cupboard, radiator and PVCu double glazed side entrance door.

LOUNGE (about 5.0m x 3.30m) with radiator, decorative fireplace with electric fire.

DINING KITCHEN (about 3.77m x 3.36m) including modern attractive units comprising base and wall cabinets with work tops and 1 ½ bowl sink unit. Integrated oven, induction hob with extractor fan over, space for fridge/freezer and plumbing for washer. Radiator, PVCu double glazed patio doors to rear garden.

BEDROOM 1 (about 5.41m x 2.11m) with radiator, rear and side facing windows, modern fitted wardrobe.

BEDROOM 2 (about 3.16m x 3.0m) with radiator and front outlook.

BEDROOM 3 (about 3.16m x 2.44m) with radiator and front outlook.

BATHROOM (about 2.0m x 1.88m) fully tiled to walls and with bath having Mira shower over, w.c., and wash basin. Radiator.

OUTSIDE

Deep front garden with parking space and several cars.

Gated side driveway leading to the:

Detached Sectional Concrete Garage (about 7.5m x 2.6m) with electric up and over door.

Timber Building (8.0m x 2.5m) with PVCu cladding to front, PVCu double glazed windows and door. Suitable for conversion to office or hobbies room.

Good sized south facing rear garden being fully fence enclosed, neatly maintained and with open aspect to the rear. Outside water tap and lighting, etc.

SERVICES

Mains water, electricity, drainage and gas. Gas central heating (new radiators fitted).

COUNCIL TAX

Band C.

TENURE

Freehold.

VIEWING

Strictly by prior appointment through Grice & Hunter – 01302 360141.



Ground Floor



**23 High Street, Epworth,
Near Doncaster DN9 1EP
Tel: (01427) 873684
epworth@gricehunter.co.uk**

**7 Priory Place,
Doncaster DN1 1BL
Tel: (01302) 360141
doncaster@gricehunter.co.uk**

Consumer Protection Regulations

1. The mention of any appliances and/or services within these Sales Particulars does not imply they are in full and efficient working order
2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

Misrepresentation

Grice & Hunter give notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of Grice & Hunter has authority to make or give any representation or warranty in relation to the property.