

Park Row



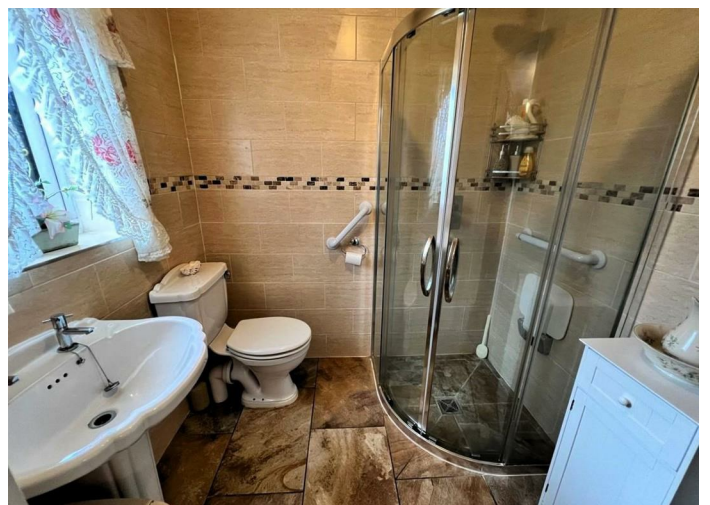
Willow Close, Pollington, Goole, DN14 0FB

Offers Over £280,000



**** NO UPWARD CHAIN ** DETACHED GARAGE AND DRIVEWAY **** Situated in the village of Pollington, this detached bungalow briefly comprises: Hall, Living Room, Breakfast Kitchen, Utility Room, Two bedrooms, En-Suite and Bathroom. Externally, the property has low maintenance gardens, driveway and an oversized detached garage. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.







Property Summary

This detached bungalow is situated in the desirable village of Pollington. The property boasts two well-appointed bedrooms, providing ample space for a small family or guests, family bathroom and en-suite to master. The detached garage and parking area provide secure parking for your vehicles. The property has double glazing and gas central heating throughout.

ACCOMMODATION

Entrance

uPVC entrance door with four double glazed frosted panels leads into:

Hall

Central heating radiator, built-in storage cupboard with access to loft (we understand from the vendor that the loft is partially boarded and has the benefit of a drop down aluminium ladder). Doors leading off.

Living Room

19'8" x 14'6" (6.00m x 4.42m)



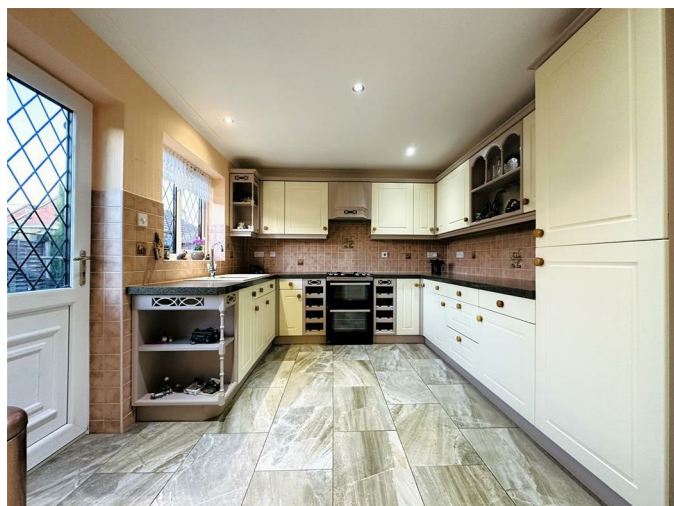
With feature fire place with a solid timber surround with decorative carvings, marble back and raised hearth housing living flame coal effect gas fire in a brass effect and matt black finish. Ornate ceiling rose, two uPVC double glazed diamond leaded bay windows to the front and side elevation. Two central heating radiators and television point.

Breakfast Kitchen

13'1" x 10'0" (4.00m x 3.05m)



Having base, wall and tall units in a cream finish with wooden handles with square edge laminated work tops. One and a half drainer sink in white with chrome mixer tap over. Integrated fridge freezer, freestanding 'Zanussi' electric oven and hob with electric extractor over with built-in downlighters. Tiling between units, ceramic floor tiling, brushed steel ceiling downlighters and display shelving. uPVC door with double glazed diamond leaded panel to the top half gives access to the rear. uPVC window with decorative diamond leadwork overlooking the rear garden. Central heating radiator and door leads to:



Utility Room

6'5" x 4'1" (1.98m x 1.26m)

With roll top laminated work top with plumbing for automatic washing machine beneath and space for dryer. uPVC double glazed diamond leaded window to the rear elevation.

Bedroom One

13'5" x 10'10" (4.09m x 3.32m)



Having fitted bedroom furniture comprising: multiple wardrobes to one wall providing hanging and shelved storage space. Seven drawer dressing table with matching chair and two three drawer matching bedside tables. uPVC double glazed diamond leaded window to the rear elevation. Central heating radiator and door leading through to:



En-Suite

6'5" x 5'2" (1.98m x 1.60m)



Having a three piece suite in white comprising: close coupled w.c, pedestal wash hand basin with chrome taps over and walk-in shower cubicle. Tiled to ceiling height to all walls, ceiling mounted electric extractor fan and uPVC double glazed frosted diamond leaded window to the rear elevation. Ceramic floor tiling and chrome heated towel rail.

Bedroom Two

12'4" x 9'6" (3.78m x 2.90m)



With fitted bedroom furniture in cream comprising: double wardrobe, two single wardrobes, matching bedside cabinets, overbed units and display units. uPVC double glazed diamond leaded window to the front elevation. Central heating radiator, television point and coving.

Bathroom

8'11" x 7'5" (2.72m x 2.27m)



Open walk-in shower area with mains shower with chrome fittings with fixed and floating shower head and pull down chair and assistance handle. Pedestal wash hand basin with traditional style chrome taps over and close coupled w.c. Tiled to ceiling height to all walls and wet walling to ceiling height within the shower area. uPVC double glazed frosted diamond leaded window to the front elevation and central heating radiator.

EXTERIOR

Front



Herringbone block paved pathway gives access to the front door with courtesy lamp and raised flower beds with a variety of shrubs. Pathway leads around the left hand side of the property where there is further herringbone block paved driveway providing off street parking for two vehicles and leads to detached brick built garage with remotely operated roller shutter door. Wrought iron decorative pedestrian gate gives access to the rear.



Garage

17'8" x 16'6" (5.41m x 5.03m)

PIR operated floodlight to the front, timber pedestrian door and timber window to the side elevation.

Rear



Fully enclosed with perimeter fence with herringbone block paved pathway leading around the perimeter of the property and raised resin area with herbaceous borders and flower beds. Timber summerhouse, courtesy lights, outside power point and tap. To the far side which is also accessed via a wrought iron pedestrian access gate is an 'Astroturf' lawned area with herbaceous borders.



DIRECTIONS

Leave Selby on the A1041 Bawtry Road. Take the second exit at the round about passing through the village of Camblesforth. At the next roundabout, take the second exit into the village of Carlton proceeding to Snaith. At the first mini roundabout, turn right onto Doncaster Road. Proceed along this road for approximately one mile turning left signposted Pollington. Take the right onto Snaith road and left onto Long Lane. Continue onto Willow Lane and then turn right onto Willow Close where the property can be identified by a Park Row 'For Sale' board.

TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G coverage available

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not

been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

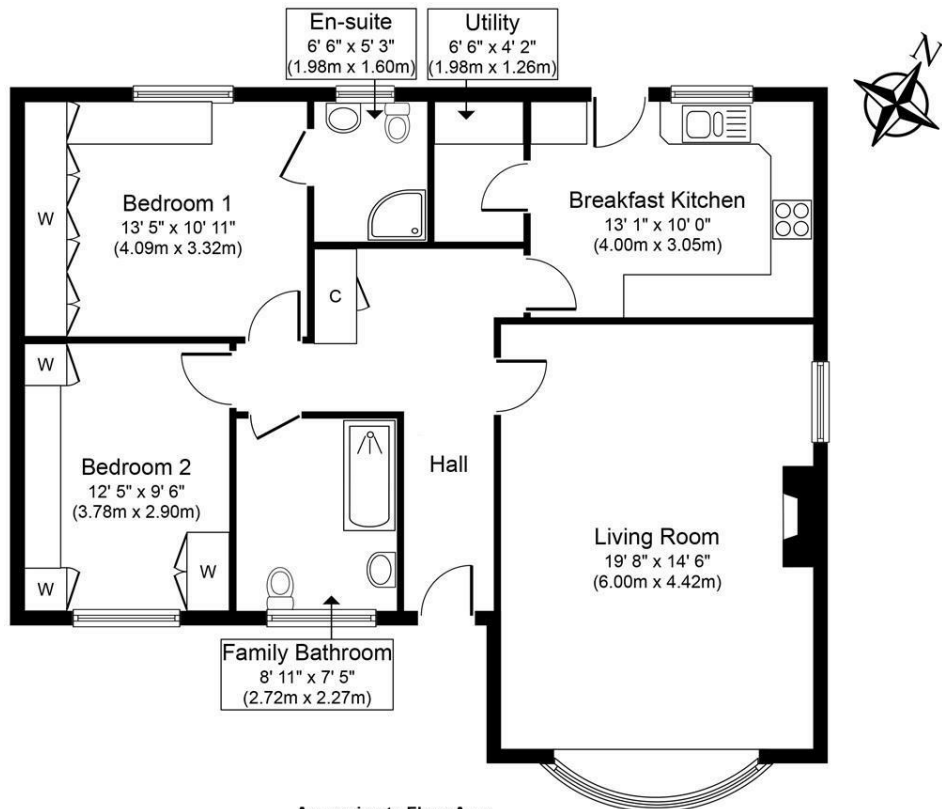
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

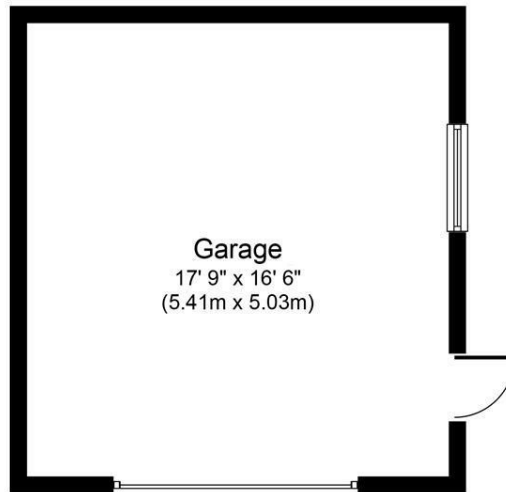
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Approximate Floor Area
974 sq. ft.
(90.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Garage
17' 9" x 16' 6"
(5.41m x 5.03m)

Garage
Approximate Floor Area
292 sq. ft.
(27.1 sq. m.)

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
82	82	63	78
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>67-80 C</p> <p>55-65 D</p> <p>45-54 E</p> <p>35-44 F</p> <p>2-34 G</p> <p>All energy efficient - higher ranking costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-100 A</p> <p>80-91 B</p> <p>63-80 C</p> <p>45-54 D</p> <p>35-44 E</p> <p>21-34 F</p> <p>1-20 G</p> <p>All environmentally friendly - higher CO₂ emissions</p>	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	