

# Park Row



**Willow Lane, Pollington, Goole, DN14 0DQ**

**Offers Over £450,000**



**\*\*MULTI GENERATIONAL LIVING\*\*** **\*\*DETACHED GARAGE\*\*** Situated in Pollington this detached property briefly comprises: Hall, Lounge, Living Kitchen Room and Study / Bedroom. To the First Floor are three bedrooms, two en suites and Bathroom. Externally, the property has off-street parking to the front, detached garage to the side and enclosed garden to the rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE LOCATION OF THE PROPERTY ON 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'.**



## GROUND FLOOR ACCOMMODATION

### Entrance



Composite door with with three double glazed frosted panels to the front elevation leading into:

### Hallway

20'8" x 12'4" (6.31m x 3.78m)

Staircase with oak balustrade and glass sections leading to First Floor Accommodation, central heating radiator and wood effect flooring. Full length double glazed panel and skylight to front elevation. Oak doors leading off.

### Lounge

13'7" x 11'8" (4.15m x 3.57m)



Fireplace, uPVC double glazed window to front elevation, two central heating radiators and television point.

### Living Kitchen Room

23'7" x 22'0" (7.20m x 6.71m)



Range of base, wall and larder units. One and a half bowl black granite effect sink and drainer with black mixer tap over set into a marble effect laminate worksurface with bevelled edge brick tiled splashback. Electric cooker point, black electric extractor fan benefiting from downlighting, plumbing for dishwasher and centre island breakfast bar area. UPVC double glazed window to rear elevation and feature gable framed window with French doors. Television point, two central heating radiators and wood effect flooring. Oak door leading into:





**Utility**  
12'0" x 6'1" (3.66m x 1.86m)



Range of shaker style base and wall units with decorative bowed handles and single bowl stainless steel sink and drainer with chrome mixer tap over set into marble effect laminate work surface with bevelled edge brick tiled splashback. Plumbing for automatic washing machine, uPVC double glazed window to side elevation, 'Ideal Logic' central heating boiler and extractor fan. Composite door with three double glazed frosted panels to rear elevation, central heating radiator and wood effect flooring.

### Office / Bedroom Four

10'7" x 8'11" (3.23m x 2.74m)



UPVC double glazed window to front elevation, central heating radiator and television point.

### Bedroom One

14'8" x 9'1" (4.49m x 2.78m)



UPVC double glazed window to front elevation, central heating radiator, television point and door into:

### Ground Floor Shower Room

6'0" x 5'2" (1.83m x 1.59m)



Shower cubicle with chrome trimmed sliding door, chrome shower and further fixed head shower over. Wet walled to ceiling height. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into vanity. Remainder of the room is tiled to mid height, extractor fan, central heating radiator, wood effect flooring and uPVC double glazed frosted window to side elevation.

### En-Suite

8'11" x 7'1" (2.72m x 2.18m)



Shower cubicle with chrome trimmed sliding door. chrome shower and further fixed head shower over. Wet walled to three quarter height. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into vanity. Central heating radiator, extractor fan, tiled flooring, uPVC double glazed frosted window to rear elevation and remainder of room tiled to mid height.

## FIRST FLOOR ACCOMMODATION

### Landing

Double glazed skylight window to front elevation, central heating radiator and loft access. Oak doors leading off.

### Bedroom Two

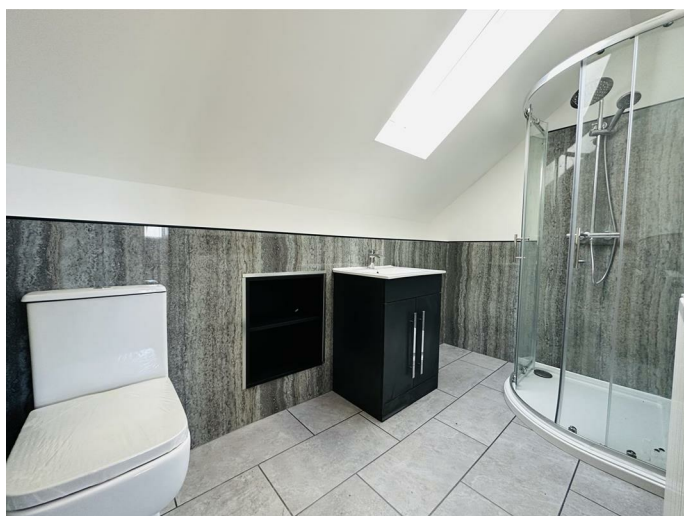
15'5" x 9'10" (4.72m x 3.02m)



UPVC double glazed window to front elevation, central heating radiator and television point. Door into:

### En-Suite

9'10" x 5'9" (3.02m x 1.77m)



Shower cubicle with chrome trimmed sliding door. chrome shower and further fixed head shower over. Wet walled to three quarter height. White low flush w.c with chrome fittings. White wash hand basin with chrome mixer tap over set into vanity. Recessed shelving units. Central heating radiator, extractor fan, tiled flooring, uPVC double glazed skylight window to rear elevation and remainder of room tiled to mid height.

### Bedroom Three

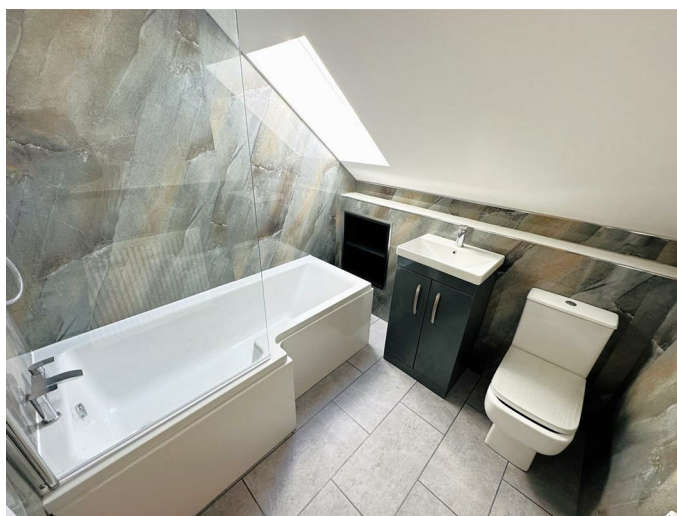
12'6" x 10'8" (3.82m x 3.26m)



UPVC double glazed window to rear elevation, central heating radiator and television point.

### Bathroom

7'4" x 6'11" (2.24m x 2.11m)



White P-shaped bath with chrome mixer tap over and chrome shower attachment. Chrome trimmed shower screen and wet walled to ceiling height. White low flush w.c. with chrome fittings. White wash hand basin with chrome mixer tap over set into vanity. Recessed shelving units, extractor fan, double glazed skylight window to front elevation, tiled flooring and central heating radiator. Remainder of the room if wet walled to mid height.

### EXTERNAL

## Front



Outside lamp, Indian stone flagged pathway along front of property with decorative stoned edgings and lawned garden. Fully enclosed with timber fence, concrete posts, decorative gravel boards, brick wall and hedging. Stoned decorative driveway leading to wrought iron access gates.

## Rear



Floodlight on PIR sensor, ramped access and Indian stoned flagged patio and pathway. The garden is laid to lawn and fully enclosed with hedging and fencing. Mature established trees and shrubs and outside lights.



## Side

Further Indian stoned flagged pathway, outside tap and detached brick built garage with up and over door and pedestrian access door.





## 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 where the property can be identified by a Park Row 'For Sale' board.

## HEATING AND 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: TBC

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 AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: TBC

Mobile: 4G


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.

## 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.

### **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.

### **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:

SELBY - 01757 241124

GOOLE - 01405 761199

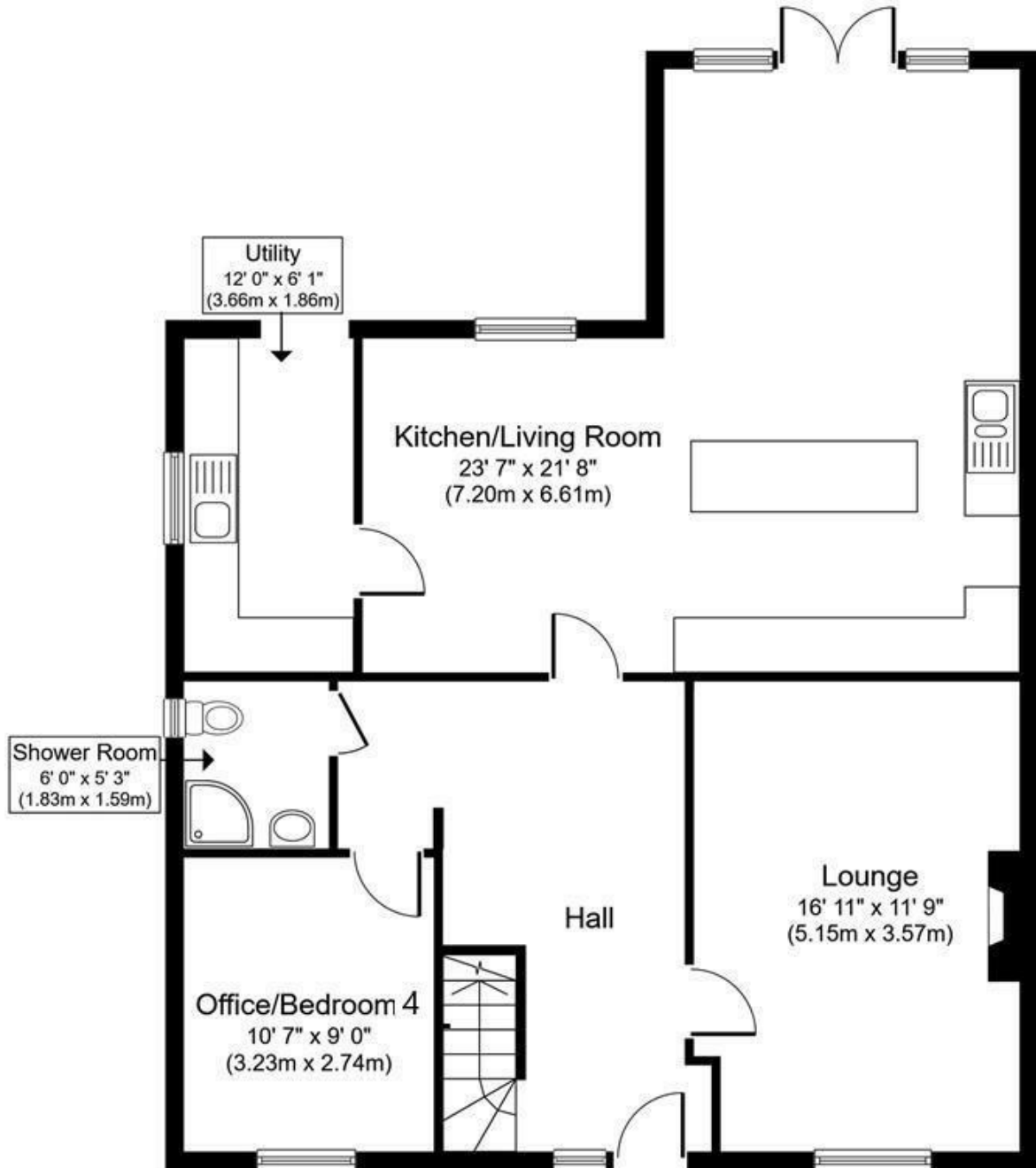
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



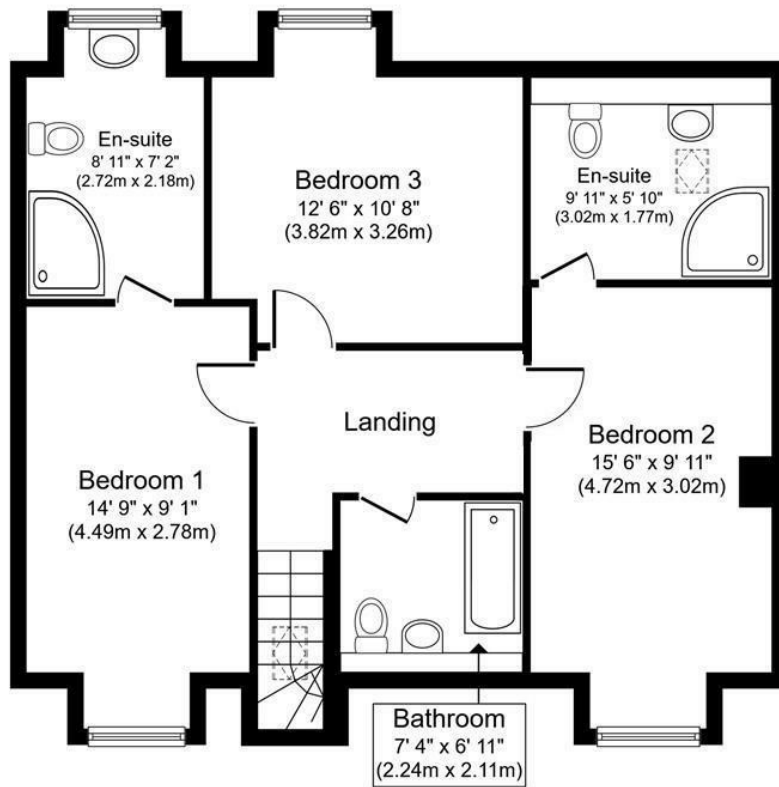




**Ground Floor**  
**Approximate Floor Area**  
**1,002 sq. ft.**  
**(93.1 sq. m.)**

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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**First Floor**  
**Approximate Floor Area**  
**765 sq. ft.**  
**(71.0 sq. m.)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Proposed	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Proposed
92-100 <b>A</b>			02-10 <b>A</b>		
81-91 <b>B</b>			11-20 <b>B</b>		
69-80 <b>C</b>			21-30 <b>C</b>		
55-68 <b>D</b>			31-40 <b>D</b>		
49-54 <b>E</b>			41-50 <b>E</b>		
39-48 <b>F</b>			51-60 <b>F</b>		
13-38 <b>G</b>			61-70 <b>G</b>		
All energy efficient - higher running costs			All environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	