

Park Row



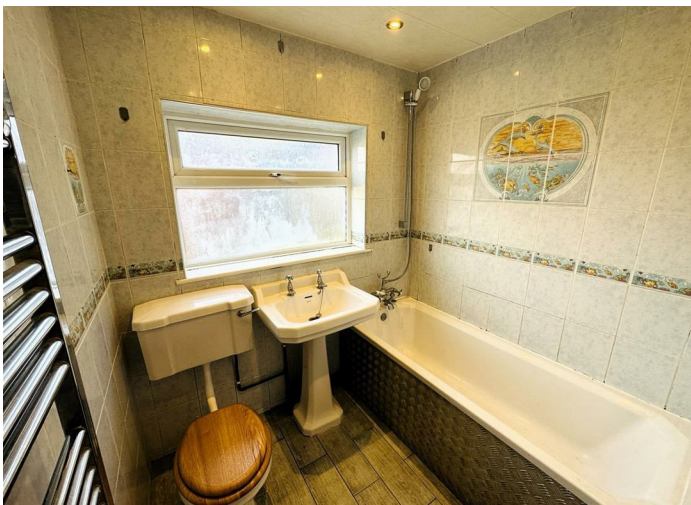
West End, Pollington, Goole, DN14 0DP

Offers Over £190,000



****NO CHAIN**LARGE ENCLOSED GARDEN**** Situated in a popular village location, this property briefly comprises: Living Room, Kitchen/Diner and Ground Floor Bathroom. To the First Floor are three bedrooms. Externally, the property has ample off street parking and large enclosed rear garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**







Property Summary

Introducing this three-bedroom semi-detached home, ideal for families or first-time buyers. Situated in a popular residential area, the property offers ample off-street parking and features a generously sized, fully enclosed back garden —ideal for outdoor entertaining, gardening, or a safe space for children to play. Inside, the home provides a well-balanced layout with spacious rooms. Conveniently located near local amenities, schools, and transport links.

GROUND FLOOR ACCOMMODATION

Hall

4'7" x 3'10" (1.41m x 1.17m)

Lounge

14'9" x 14'3" (4.51m x 4.36m)

Kitchen/Diner

18'3" x 10'4" (5.58m x 3.17m)

Bathroom

6'3" x 5'5" (1.93m x 1.66m)

FIRST FLOOR ACCOMMODATION

Bedroom One

14'9" x 10'11" (4.51m x 3.34m)

Bedroom Two

12'4" x 9'11" (3.76m x 3.04m)

Bedroom Three

8'8" x 8'0" (2.66m x 2.46m)

Directions

From Selby head south on the A19 towards Doncaster. Continue on the A19 for approximately 7.5 miles until you reach the Eggborough area. At the Eggborough roundabout, take the second exit onto the A645 towards Snaith. Follow the A645 for about 3.5 miles until you reach Pollington. In Pollington, turn right onto West End road the property will be visible due to the Park Row for sale board out front. The journey is about 12 miles and should take around 20-25 minutes by car, depending on traffic.

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 Council

Tax Banding: A

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: Ultrafast

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

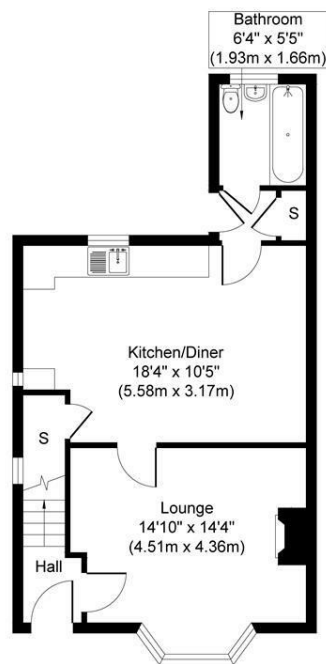
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

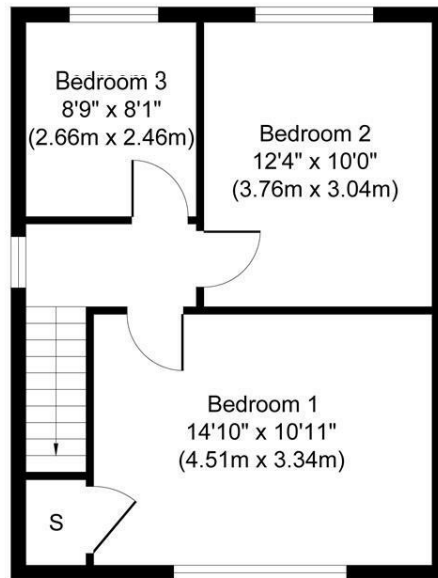




Ground Floor
Approximate Floor Area
485 sq. ft
(45.05 sq. m)

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
419 sq. ft
(38.95 sq. m)

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