

Park Row



Gowdall Lane, Pollington, Goole, DN14 0AU

Offers Over £130,000



**** VILLAGE LOCATION ** NO UPWARD CHAIN **** Situated in the village of Pollington this three bedroom semi-detached prefab bungalow situated on 0.4 acre of land briefly comprises: Hall, Lounge, Kitchen, Dining Room, three bedrooms and a Family Bathroom. Externally, the property benefits from a large rear garden with a garage and parking for multiple vehicles. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**











PROPERTY SUMMARY

Offered with no upward chain, this three-bedroom semi-detached prefab bungalow presents an exciting opportunity for modernisation, occupying a generous 0.4-acre plot. Set back from the road, the property benefits from a single detached garage and a driveway with ample parking for multiple vehicles. Internally, the accommodation comprises a welcoming lounge, a newly fitted kitchen which houses a newly fitted boiler and a garden room providing direct access to the rear garden. There are three well-proportioned bedrooms and a family bathroom, recently updated with a new shower cubicle. This spacious bungalow is ideal for buyers looking to put their own stamp on a property, with plenty of scope for enhancement both inside and out.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge

18'0" x 11'11" (5.49m x 3.64m)

Kitchen

12'0" x 10'1" (3.66m x 3.08m)

Garden Room

17'2" x 6'0" (5.24m x 1.85m)

Bedroom One

12'0" x 11'11" (3.66m x 3.64m)

Bedroom Two

11'11" x 9'8" (3.64m x 2.96m)

Bedroom Three

11'10" x 7'8" (3.62m x 2.35m)

Bathroom

7'10" x 7'10" (2.40m x 2.40m)

EXTERIOR

Front

Enclosed front garden with timber pedestrian access gate.

Rear

Rear garden leading to further land. Single garage and driveway for multiple vehicles.

DIRECTIONS

Head north-east on Finkle Street towards Robert Street, turn right onto Water Lane and continue onto Ousegate. Turn right onto A19 and continue to follow A19 then turn left onto Park Street. At the roundabout, take the 2nd exit onto Bawtry Road then at the next roundabout, take the 2nd exit onto Shearburn Terrace. Turn left onto Long Lane, then right onto Snaith Road and a further left onto Gowdall Lane.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: East Riding of Yorkshire

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

Heating: Gas

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.

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.

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.

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.

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

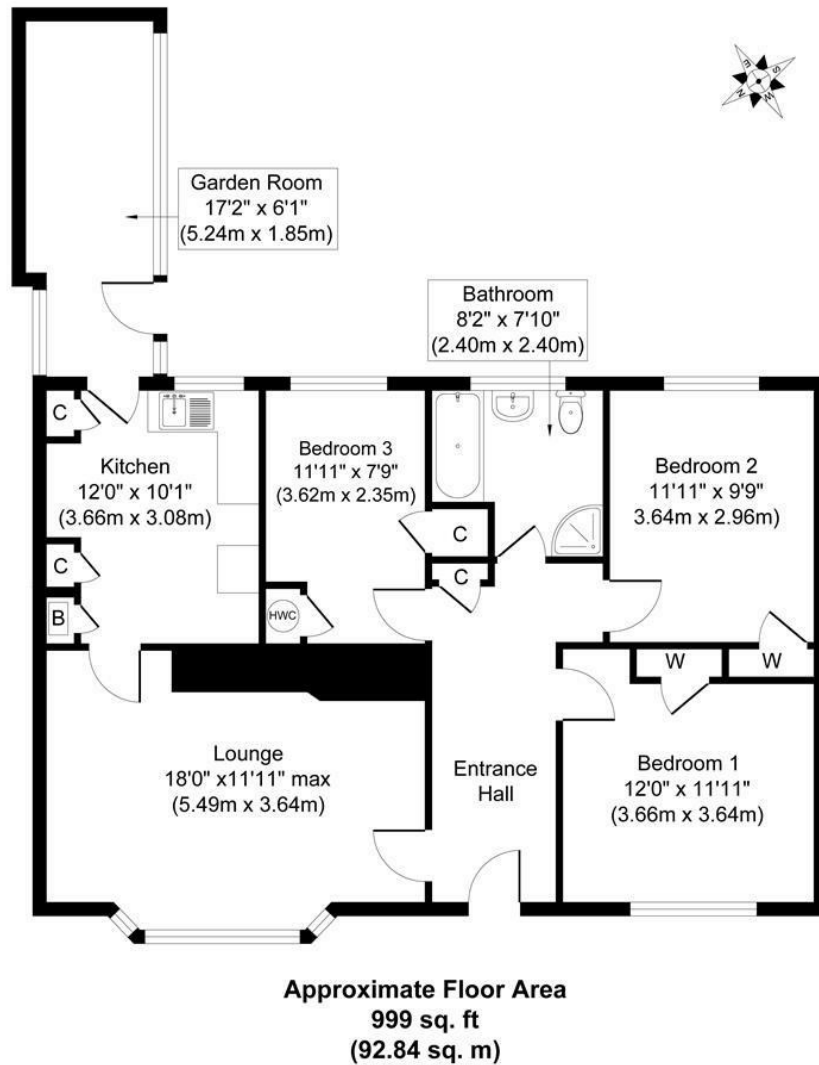
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





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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