

Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895

**WOODSIDE, MAIN STREET, POLLINGTON, DN14 0DN**

**ASKING PRICE OF £565,000**









## THE PROPERTY

A unique opportunity to purchase a spacious Detached Bungalow which has the benefit of Indoor Swimming Pool and modern Stable Block, being situated in the centre of the popular semi-rural Village of Pollington located within 6 miles of Junction 34 of the M62 which allows easy access to the major Yorkshire Business Centres.

The property has 24' Lounge Diner, 15' Conservatory, Breakfast Kitchen and 2 Double Bedrooms, and presently comprises:

## ACCOMMODATION

### ENTRANCE HALL

UPVC framed glazed front door, radiator with ornate cover and oak parquet tiled floor.

### LOUNGE DINER  24' 0" x 12' 0" (7.32m x 3.66m)

Ornate Adam style fireplace with cast iron and tiled inset housing electric fire. 2 radiators, wall lights and oak floor.









BREAKFAST KITCHEN 13' 9" x 11' 6" (4.19m x 3.51m)
Range of Oak units comprising sink unit, base units with tiled worktops, wall cupboards and display wall cupboards. Range Master Cooker with extractor hood over. Integrated fridge, freezer and dishwasher. Radiator, beamed ceiling, downlighters, ceramic tiled floor and cupboard housing gas central heating boiler.

CONSERVATORY 15' 6" x 10' 0" (4.72m x 3.05m)
Sink unit, ceramic tiled floor and French doors leading to the rear garden.

UNTILITY CUPBOARD
Plumbing for auto washer and vented for dryer.

SEPERATE TOILET
White low flush WC.

INNER HALL
Oak parquet tiled floor and leading to:

FRONT BEDROOM 13' 9" x 12' 3" (4.19m x 3.73m)
Radiator.

FRONT BEDROOM 10' 9" x 10' 0" (3.28m x 3.05m)
Built in wardrobes and radiator.

SIDE BEDROOM 11' 3" x 6' 9" (3.43m x 2.06m)
Radiator and UPVC door to side.

BATHROOM
White suite comprising corner air bath with shower attachment, pedestal washbasin, and low flush WC. Shower overbath. Radiator, downlighters and ceramic tiled walls.

SWIMMING POOL 34' 0" x 16' 9" (10.36m x 5.11m)
This is accessed from the covered area at the rear and has a 4ft deep POOL, 28' x 11' 6" with shower area and dehumidifier.

PLANT ROOM
Filtration Plant and gas central heating boiler.









## TO THE OUTSIDE

STABLE BLOCK 40' x 12'
Comprising 2 Loose Boxes 12' x 12', a further Loose Box 12' x 10' together with Tack Room and Hay Store, and has power and water laid on.

The Stable Block would be ideal for a variety of other uses subject to Planning and Conversion.

GARAGE now divided into FREEZER ROOM and STORE, and has electric roller door to front.

16’ Greenhouse.

The property stands in delightful predominately lawned Gardens to both front and rear together with an array of fruit trees, vegetable garden and ornamental pond to rear.

## SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

## COUNCIL TAX

It is understood that the property is in Council Tax Band D, which is payable to the East Riding of Yorkshire Council.

## VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

## OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.









## PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

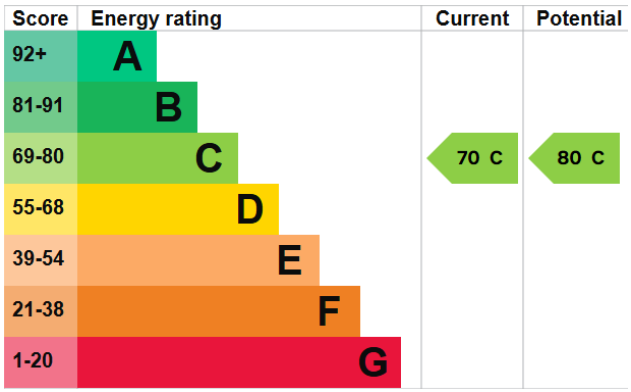
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

## ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

## FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.






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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements