



12 Gowdall Lane, Pollington, Goole, DN14 0AU

£200,000

EPC: D

****NO UPWARD CHAIN**** Standing in approximately 0.36 of an acre is this two bedroom semi detached prefab bungalow located in the rural village of Pollington. The property offers spacious accommodation which comprises an entrance porch, hall, lounge, dining kitchen, two bedrooms, bathroom, sun room whilst outside there is an enclosed garden and garage to the immediate rear of the property and beyond the shared access road there is a further garage, grassed paddock and large workshop. A viewing is highly recommended to truly appreciate the accommodation on offer and the rural village location.

- ****NO UPWARD CHAIN****
- Two bedroom prefab semi detached bungalow
- Village location
- Spacious accommodation
- Sun room to the rear
- Enclosed garden and garage to the immediate rear
- Large grassed paddock
- Large workshop and further garage/store
- Potential for equestrian use if required
- Viewing highly recommended

DESCRIPTION

This two bedroom semi detached prefab (bricked exterior) bungalow incorporates gas central heating, uPVC double glazing and solar panels (owned outright) and offers spacious accommodation and gardens comprising;

ENTRANCE PORCH

4'1" x 3'4"

uPVC entrance door.

HALL

8'1" x 15'9" max.

Meter cupboard. Loft ladder with a pull down loft ladder. One central heating radiator.

LOUNGE

11'11" x 18'0"

A fire surround with a tiled hearth. One central heating radiator.

KITCHEN

11'8" x 18'0"

A comprehensive range of traditional fitted units having laminated worktops. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with a stainless steel splash back. Integrated double oven and microwave. Wall mounted gas central heating boiler. Two built in storage cupboards. One central heating radiator. uPVC door leads into the sun room.

SUN ROOM

9'11" x 10'5"

uPVC French doors lead into the rear garden. One central heating radiator.

BEDROOM ONE

11'11" x 11'11"

To the front elevation. Built in wardrobe. One central heating radiator.

BEDROOM TWO

11'11" x 9'8"

To the rear elevation. Built in wardrobe. One central heating radiator.

BATHROOM

7'7" x 8'0"

A modern white suite comprising a shower cubicle with an electric shower, and vanity unit housing a wash hand basin and low flush WC. Storage cupboard. Two chrome heated radiators.

GARDEN

To the front of the property the garden is fully enclosed and laid to gravel with a mature hedge and timber garden gate. A concrete pathway leads to the front entrance door and extends along the left hand side of the property to the rear garden.

The immediate rear of the property the garden is a fully enclosed laid to gravel with mature plants, shrubs and bushes and also includes a paved seating area. A paved pathway leads to a timber gate to provide access onto the shared rear lane and also access to the garage.

GARAGE

9'8" x 28'11" max.

A detached concrete sectional garage with a metal up and over door and side personnel door. Light and power.

PADDOCK

Beyond the shared rear lane is a substantial grassed paddock which could have a variety of uses and ideal for equestrian use if required. Enclosed by a timber fence and gate and a timber garage/store to the left hand side measuring 2.44m x 9.10m. There is hard standing parking in front of the garage.

The paddock includes a timber garden shed and raised fish pond, an aluminium framed greenhouse and a variety of mature fruit trees including plum, pear, apple and cherry. At the bottom of the garden there is a large barn/workshop measuring 11.49 x 9.47m made with corrugated steel.

Ground Floor

Approx. 92.8 sq. metres (999.1 sq. feet)



Total area: approx. 92.8 sq. metres (999.1 sq. feet)





