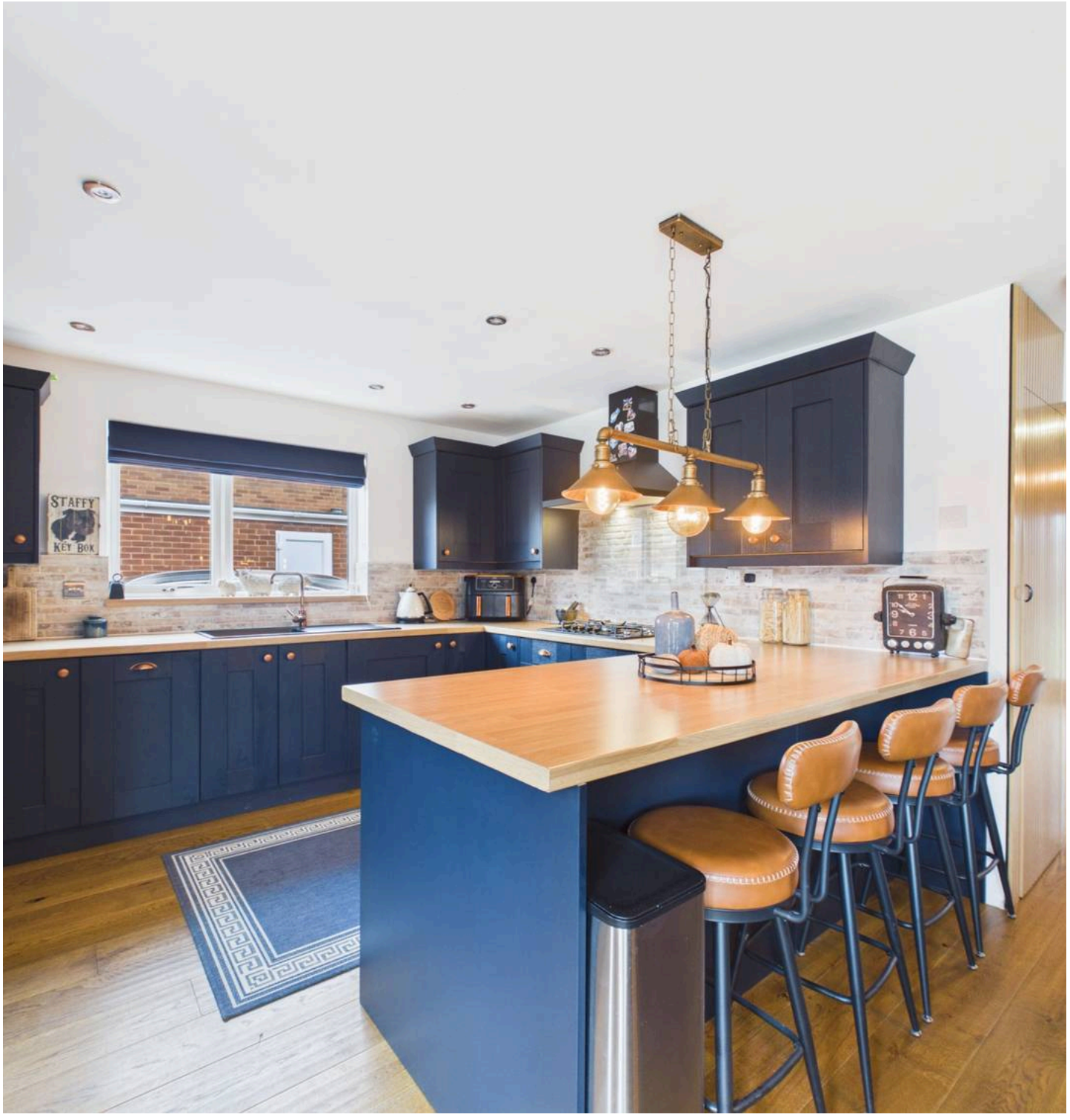


West End Gardens, Pollington, DN14 0EZ

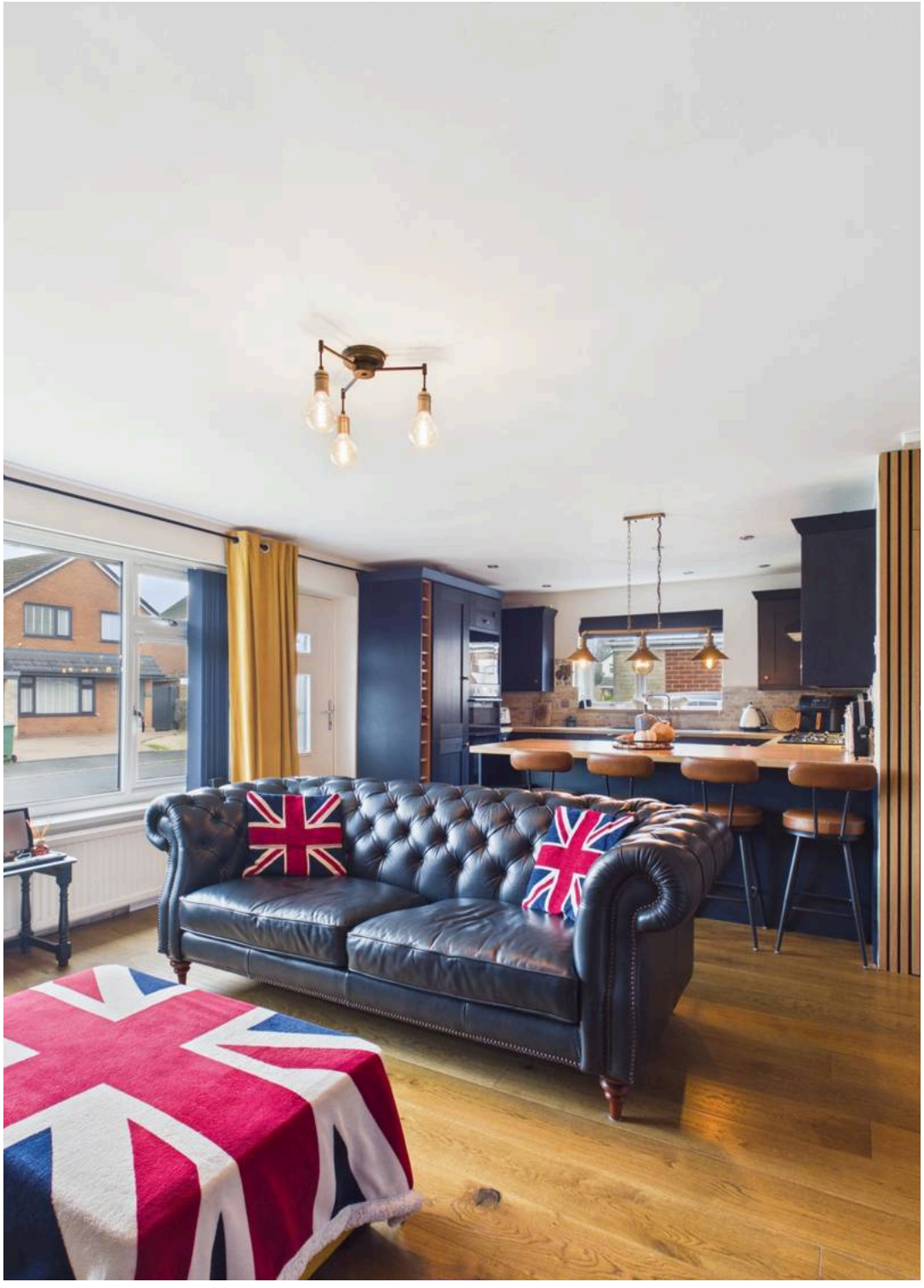
In Excess of **£250,000**

JP HARLL



KEY FEATURES

- Fully Renovated Two Bedroomed Semi-Detached Bungalow
- Large Double Garage And Driveway Parking For Multiple Vehicles
- 60 Sq. M / 645 Sq. Ft (Not Including Garage)
- Good Size Enclosed Rear Garden With Pergola And Privacy Slats
- Mains Gas Central Heating System. Mains Electricity
- Mains Water Supply. Mains Drainage
- Freehold
- Brick Built Construction
- EPC Rating 'C' (69)
- Council Tax band 'B'



Discover your dream home in the serene surroundings of Pollington, East Riding Of Yorkshire. This delightful two bedroomed, semi-detached bungalow boasts a range of desirable features that make it a true gem. The current owners have recently renovated the property to a very high turn key standard which certainly provides the ‘wow’ factor.

As you step inside through the new front door, you'll immediately appreciate the modern, light, airy and spacious feeling living space incorporating the lounge and newly fitted kitchen. This space will quickly become the heart of this home with spaces to eat, relax and entertain. A media wall has been added to create a focal point within the living room.

The stunning newly fitted kitchen with an abundance of dark blue units and wood worksurfaces give even the keenest of cooks plenty of storage and space to work. The kitchen also benefits from built in appliances including gas hob, double oven, fridge freezer, washing machine and dishwasher.

Moving from the living space into the hallway with acoustic panelling, hand scraped oak flooring and oak doors leading to the double bedrooms, bathroom and door into the rear garden.

The two attractive double bedrooms both overlook the rear garden offering space for wardrobes, chest of drawers and beds.

The newly fitted bathroom features large marble effect tiles whirlpool bath, wash basin and toilet.

One of the standout features of this property is the generously sized South East facing rear garden. Ideal for green thumbs and outdoor enthusiasts, the garden is perfectly suited for entertaining guests or simply unwinding amidst nature's beauty. There is also a patio area with privacy screening and pergola.

For those who value convenience, this bungalow comes complete with a large double garage and ample off street driveway parking.

To the front of the property is a lawned front garden and the driveway leading up to security gate providing parking and access to the garage.

Viewing essential to appreciate the life style this bungalow would provide - call us today.

Important Information

- New windows and doors 2025

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

Verify the information independently before making any transactional decisions

Conduct their own inspections, surveys and searches

Seek independent legal and professional advice as appropriate.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have 'in-house', whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

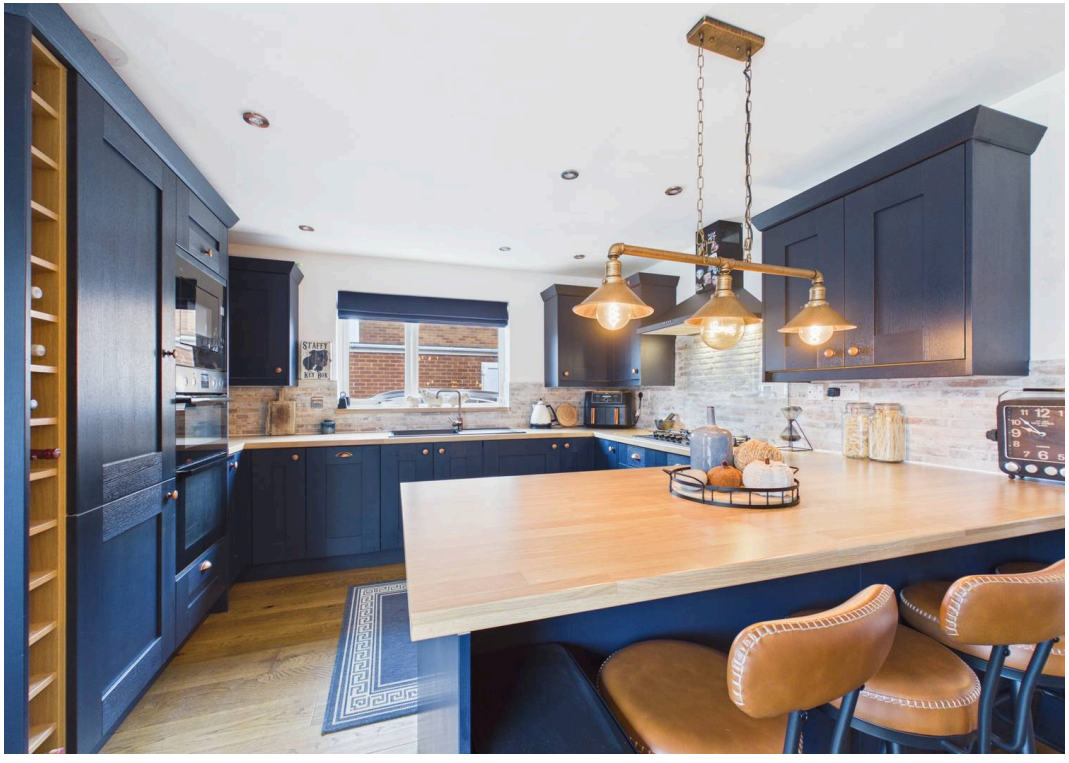
Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955



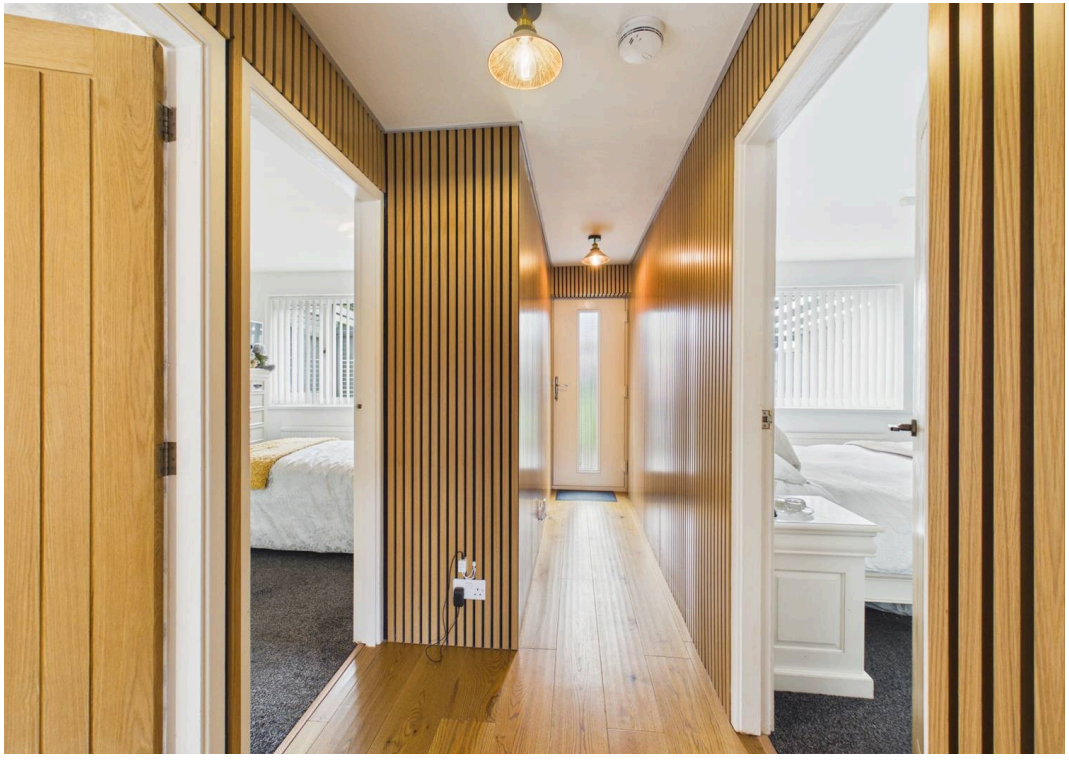


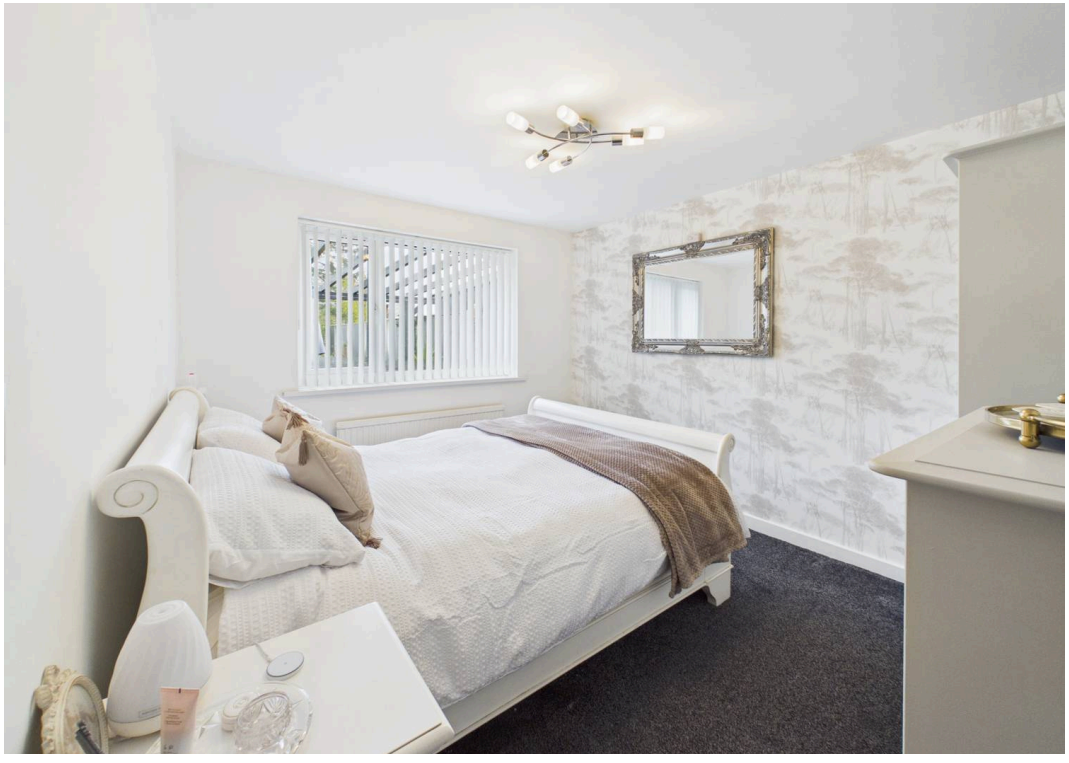

STAFFY
KEY BOX





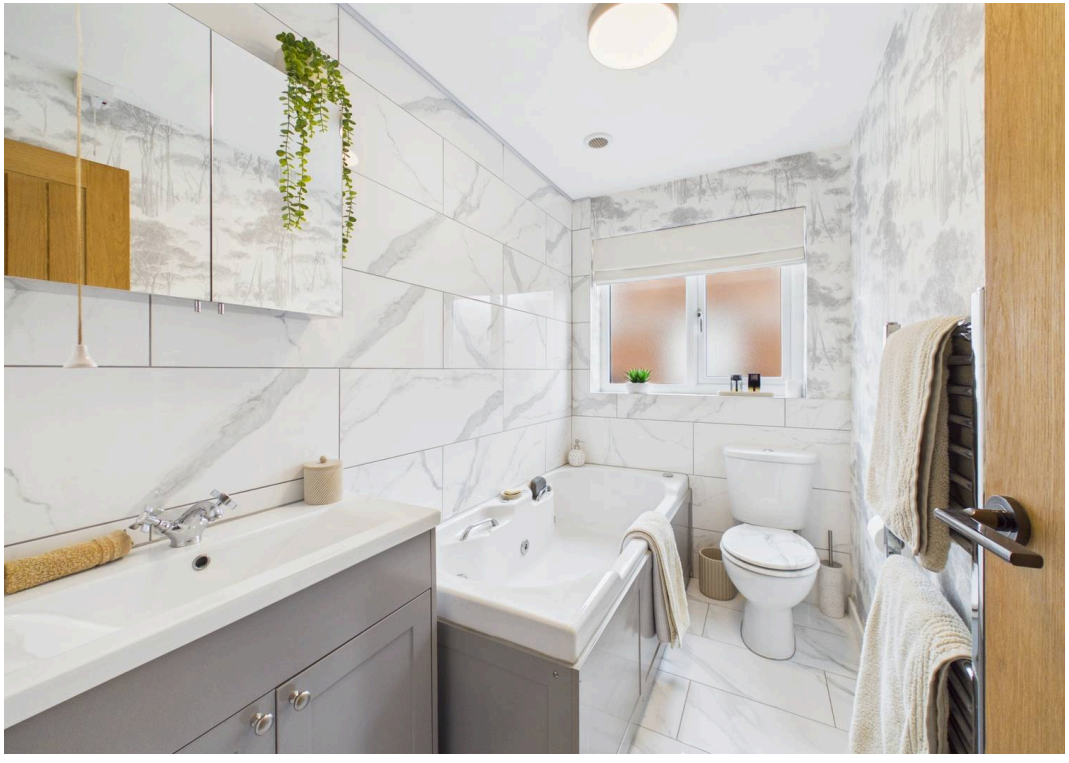




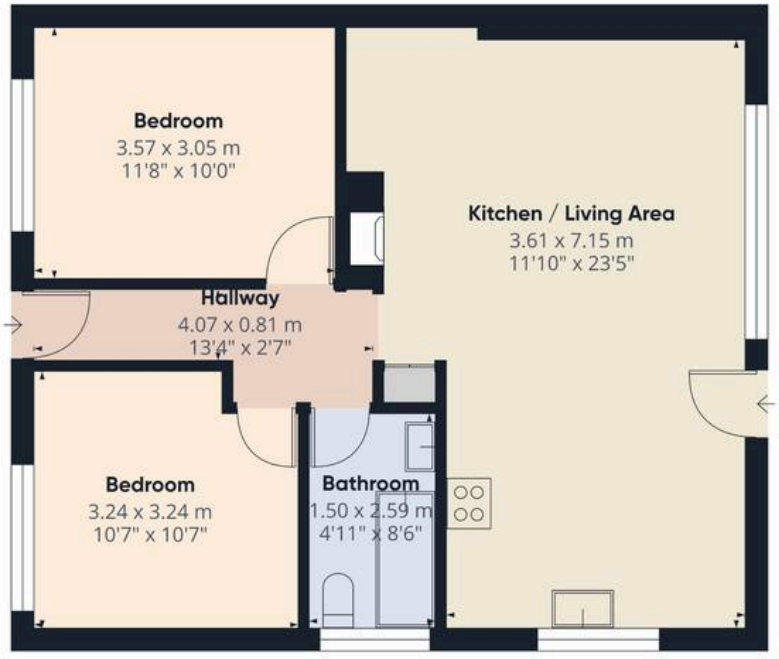












Ground Floor Building 1



Ground Floor Building 2

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Approximate total area(1)

96.1 m²

1034 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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