

Park Rôw

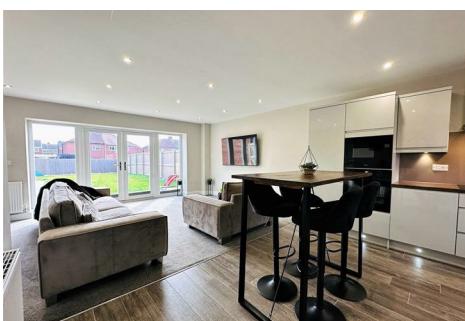


Oakwood Park, Pollington, Goole, DN14 0DB

Offers Over £250,000



** DESIRABLE VILLAGE LOCATION ** GARAGE/STUDIO ** ENCLOSED REAR GARDEN ** Situated in the village of Pollington, this detached property briefly comprises: Hall, Ground Floor W.C and Open Plan Living Kitchen Diner. To the First Floor are three bedrooms, with an En-Suite to Bedroom One, and further Bathroom. Externally, the property has a Garage/Studio, Driveway and Enclosed Rear Garden. VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE THIS PROPERTY HAS TO 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'.

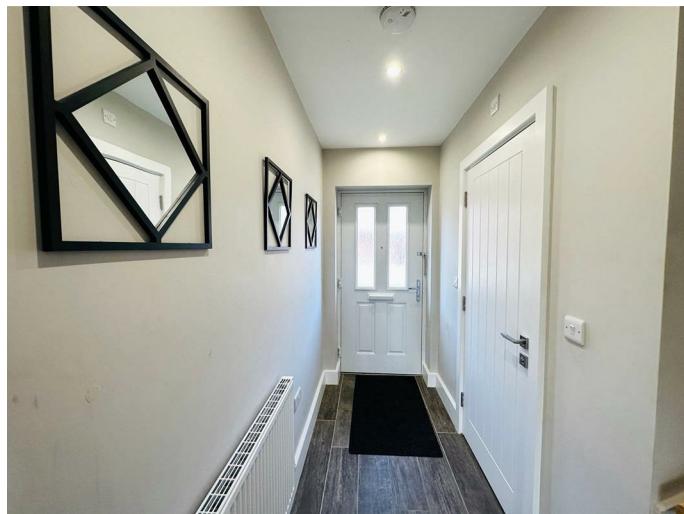


Ground Floor Accommodation - Entrance

Composite panel effect door with top section having double glazed frosted panels to the front elevation leading through into:

Hall

10'8" x 4'0" (3.26m x 1.24m)

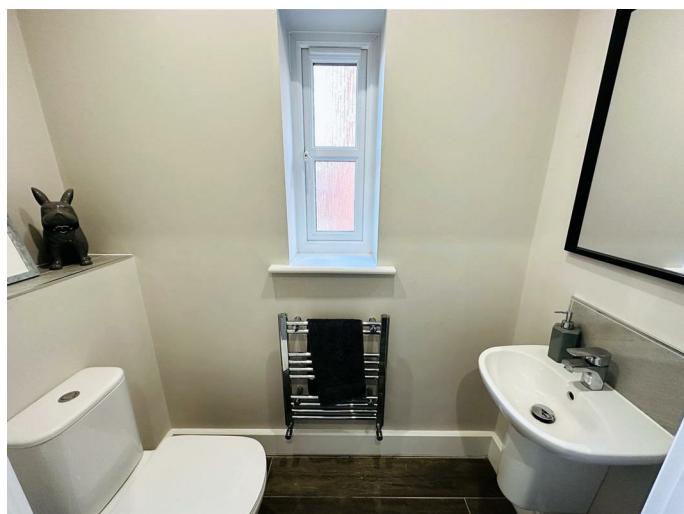


Stairs into First Floor Accommodation with handrail.

Central heating radiator, wood effect tiled flooring and doors leading off.

Ground Floor W.C

5'10" x 3'0" (1.78m x 0.93m)



White low flush w.c. with chrome fittings. White wall mounted wash hand basin with a chrome mixer tap and tiled splash back.

Chrome heated towel rail, wood effect tiled flooring and extractor fan. UPVC double glazed frosted window to the side elevation.

Open Plan Living Kitchen Diner

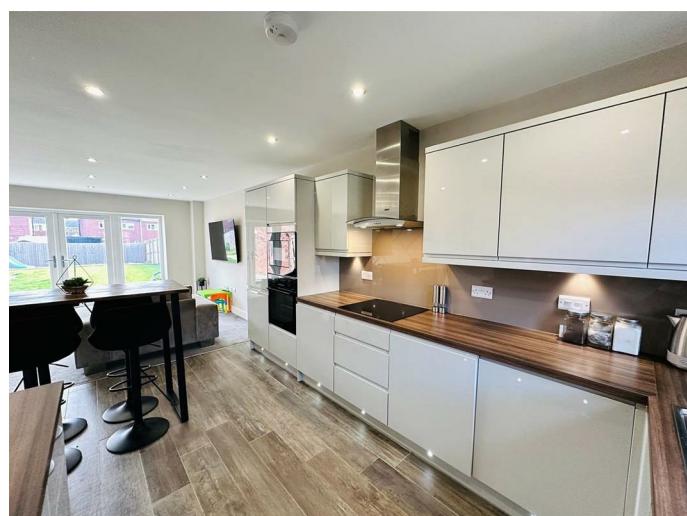
28'4" x 16'11" (8.65m x 5.16m)

Kitchen Dining Area

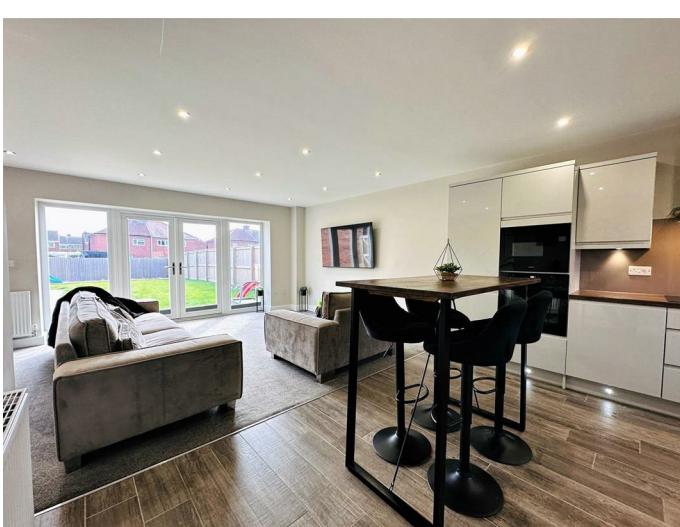


Range of grey fronted base and wall units with plinth lighting and further underlighting to wall units. One-and-a-half bowl stainless steel sink and drainer with chrome mixer tap, set in a wood effect laminate work surface with splash back.

Integrated appliances include: fridge, freezer, microwave, electric oven, four ring ceramic hob, brushed steel electric extractor fan with downlighting, dishwasher and washing machine.



Wood effect tiled flooring and central heating radiator. This flows through into:



Living Area



Central heating radiator, television and telephone points. Under stairs storage cupboard, benefitting from lighting.

First Floor Accommodation - Landing

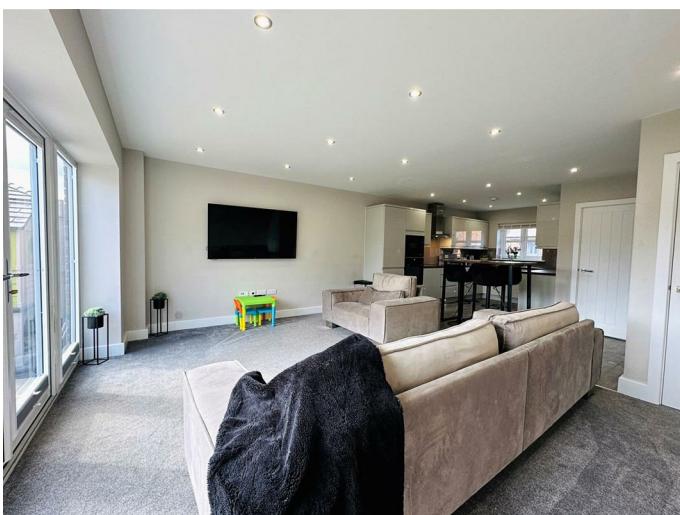


UPVC double glazed patio doors to rear elevation flanked by full length uPVC double glazed units.



Balustrade and glass panelling. UPVC double glazed window to the side elevation.

Loft access, central heating radiator and storage cupboard housing the 'Vailant' central heating boiler.



Bedroom One

10'11" x 9'7" (3.33m x 2.93m)



UPVC double glazed window to the rear elevation with views of the garden. Central heating radiator, television and telephone points. Door leading into:

En-Suite

7'1" x 5'7" (2.16m x 1.71m)



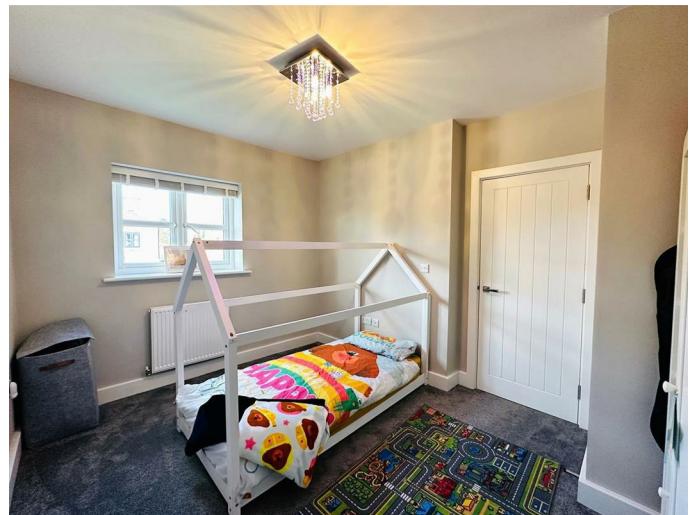
Walk-in shower cubicle with chrome shower, fixed head shower over and chrome trimmed glass shower screen. The shower area is to ceiling height, with the rest of the room is mid-height and tiled flooring.

White low flush w.c with chrome fittings. White wall mounted wash hand basin with chrome mixer tap over.

UPVC double glazed frosted window to the rear elevation. Chrome heated towel rail and extractor fan.

Bedroom Two

12'10" x 9'10" (3.92m x 3.02m)



UPVC double glazed window to the front elevation. Central heating radiator and television point.



Bedroom Three

8'11" x 7'4" (2.74m x 2.24m)



Overstairs shelving unit. UPVC double glazed window to the front elevation. Central heating radiator and television point.

Bathroom

9'11" x 6'9" (3.03m x 2.07m)



White panelled bath with chrome wall-mounted fittings and chrome shower over. The bath and shower area is tiled to ceiling height, with the rest of the bathroom is tiled mid-height and tiled flooring.

White low flush w.c with chrome fittings. White wall mounted wash hand basin with chrome mixer tap.

UPVC double glazed frosted window to side elevation. Electric shaver point, chrome heated towel rail and extractor fan.

Front - Front



Storm porch with outside light and flagged pathway running along and away from the property onto the tarmac driveway.

Driveway runs along the side of the laid to lawn garden section and past the property, leading to garage with an 'up and over' door.

Timber pedestrian access gate giving access to:

Rear



Flagged Indian stone patio area with outdoor lighting. Matching path running along the side of the garage and into laid to lawn garden section with herbaceous borders.

Further playground area to the bottom of the garden. The rear is fully enclosed with timber fence and timber post. Pedestrian access door leading into:



Studio

9'10" x 6'11" (3.02m x 2.12m)

Power and lighting. Wall mounted electric heater.

Garage

13'3" x 10'0" (4.05m x 3.06m)

'Up and over' door and power and lighting. UPVC double glazed frosted window to the side elevation. UPVC pedestrian access door with top section double glazed frosted panel leading through to:

Directions

Leave Selby on the A1041 Bawtry Road. Take the second exit at the round about passing through the village of Camblesforth. At the next roundabout, take the second exit into the village of Carlton proceeding to Snaith. At the first mini roundabout, turn right onto Doncaster Road. Proceed along this road for approximately one mile turning left signposted Pollington. Take the right onto Snaith road and left onto Gowdall Lane. Take the left onto Pinfold Lane followed by a right hand turn onto West End. Then, turn left onto Oakwood Park and the

property can be clearly identified by a Park Row 'For Sale' board.

Tenure: Freehold

Council: East Riding of Yorkshire

Band: D

COUNCIL, TAX BANDING AND TENURE

Please note: The Council, Tax Banding and Tenure 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:

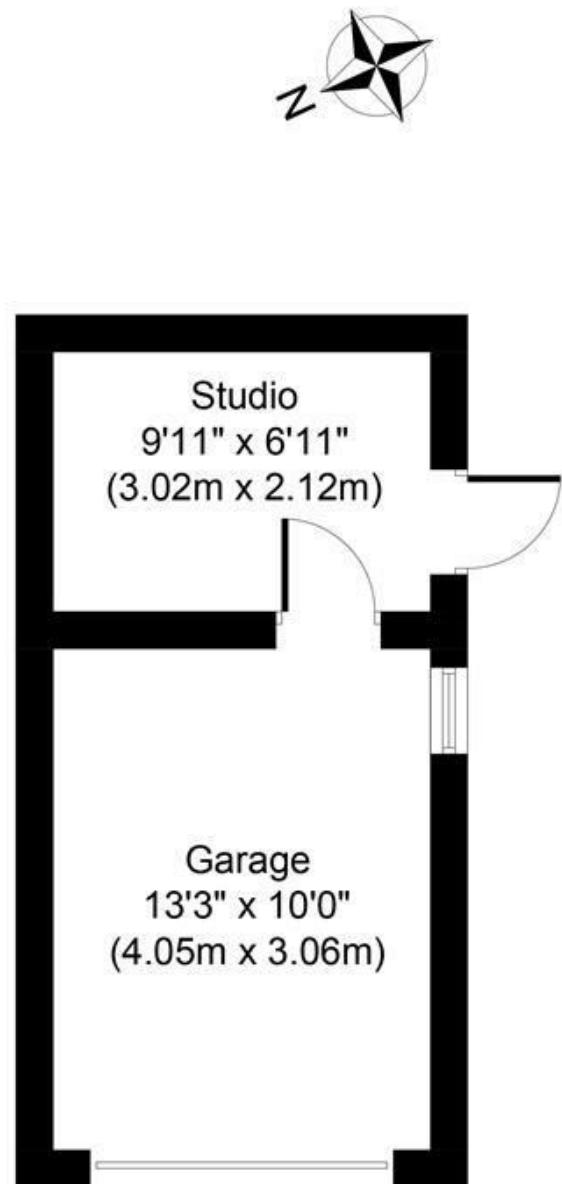
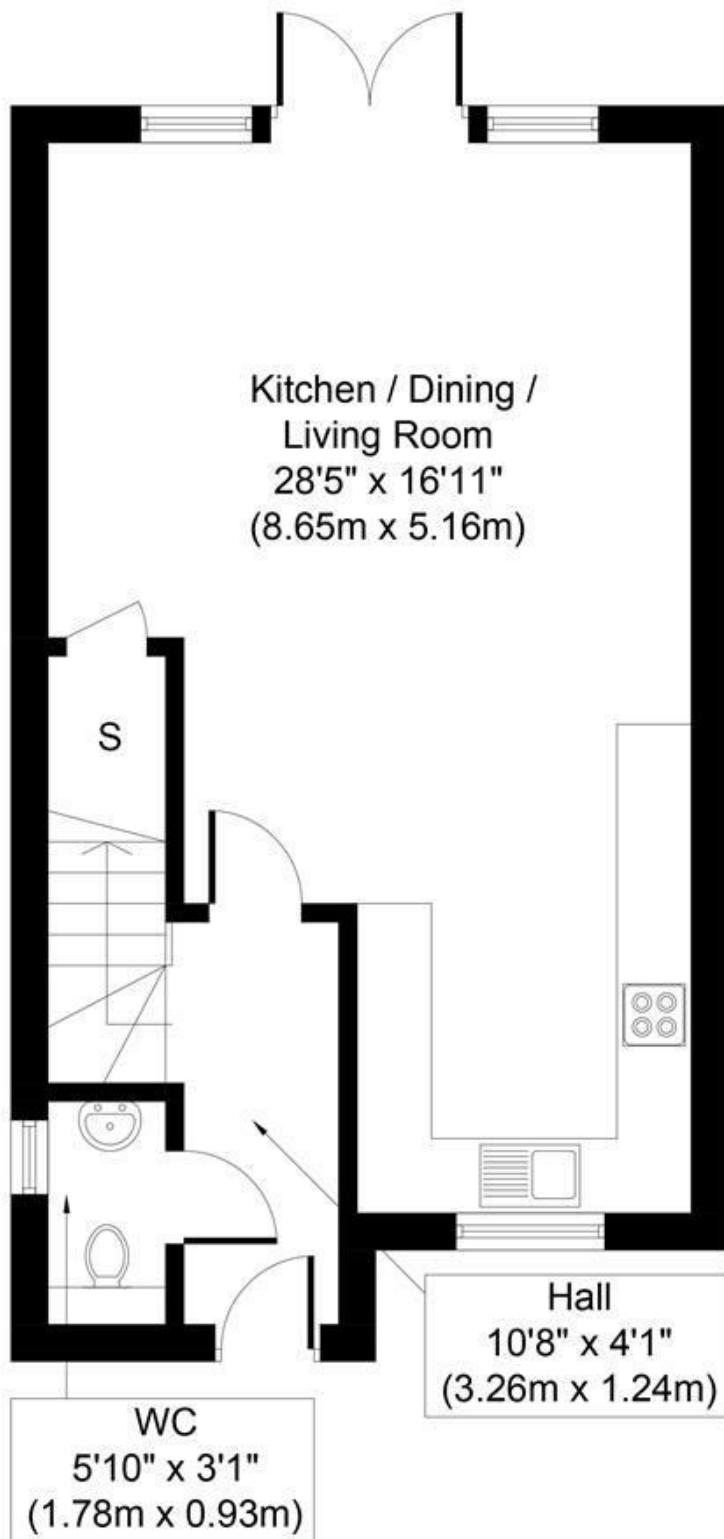
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACt - 01977 791133

CASTLEFORD - 01977 558480



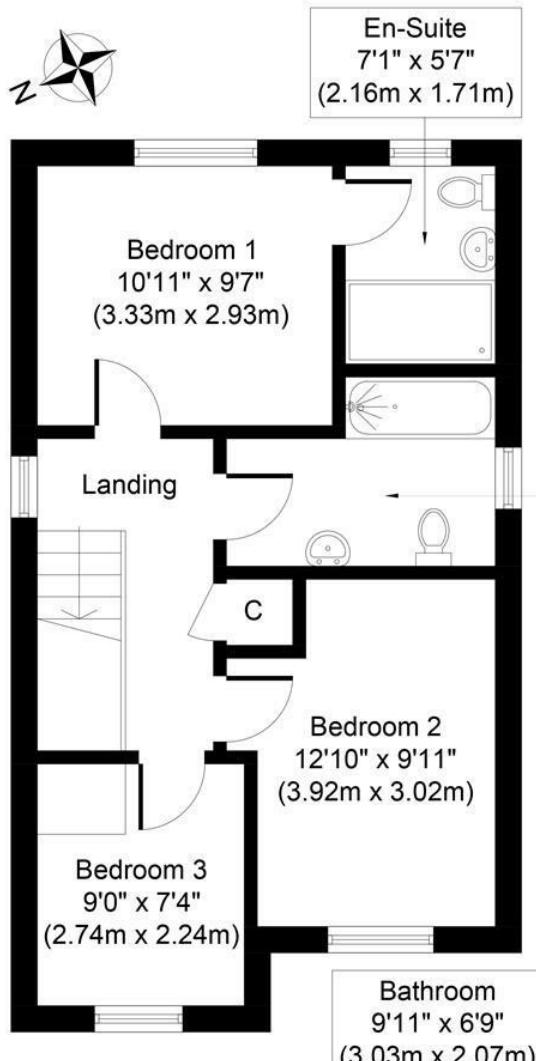
(Not Shown In Actual Location / Orientation)

Ground Floor
Approximate Floor Area
507 Sq. ft.
(47.1 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

507 Sq. ft.

(47.1 Sq. m.)

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selby@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-88) C			
(81-80) D			
(79-80) E			
(71-72) F			
(70-70) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			