



The Windsor, Oakwood Park, Pollington, DN14 0DB

Stephensons





- **2.5 Storey**
- **Four Bedrooms**
- **Master En-Suite**
- **Downstairs W.C**
- **Open plan living arrangement**
- **Bespoke specification**
- **Turfed gardens**
- **Integrated kitchen appliances**
- **Utility room**
- **Double glazed windows**
- **Staircase with glass balustrade**
- **All mains services**
- **Provisions for Sky TV**
- **Fibre network to the land line system**
- **Bi-folding doors**
- **Single garage**

Oakwood Park is a stunning new development of two, three and four bedroom homes situated in the heart of the desirable village of Pollington. The development is ideally positioned for quick and easy access to major road links, offering convenience for the commuter. The developers' attention is focused on creating bespoke, well-equipped, modern family homes of varying sizes, all with high quality interiors and gardens, set within a tranquil rural community.

The lovely rural setting of Pollington offers the tranquillity of a countryside location, whilst being within easy travelling distance by road to Snaith, Doncaster, Selby and Leeds. The M62 motorway and A19 trunk road are approximately four miles away, and also Snaith village which offers a range of local amenities including a supermarket, numerous pubs and post office.

The village itself has a thriving community with plenty to offer, such as a football, cricket and bowls clubs along with Brownies for the children. Pollington benefits from a Preschool, Primary School and Church. A secondary school is located in Snaith, with a bus service available for the students. The village is served by public transport on Monday and Friday.



Northvale Homes Ltd are a local Yorkshire company and are regarded as a bespoke individual developer focusing on delivering high quality built homes. Attention to detail is of particular importance to them, whether it is a modest starter home or an extensive family home. All the properties are individually designed to fulfil the customer's expectations and offer high quality internal and external features as standard. All Northvale Homes Ltd prestigious developments are naturally much sought after due to the exceptional high-quality design and recognise the bespoke homes need that extra attention to detail that an exacting client demands.

#### NOTES

\*Plot dependent and upgradable, depending on build stage, if not included. Please note all specifications are subject to change and build stage. Further details can be provided by Stephenson's Estate Agents, Selby office and must be checked prior to an agreement to purchase. The development benefits from the LABC 10 year new home guarantee.

\*Help to Buy available subject to criteria and status.

**\* Please note photos are used for illustration purposes only and may not be representative of this house type.**



# OAKWOOD PARK, POLLINGTON



**NOTES**  
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING REGULATIONS AND THE REQUIREMENTS OF THE LOCAL AUTHORITY.

|   |   |   |          |          |
|---|---|---|----------|----------|
| A   | UPDATED TO CONVEYANCE PLAN                      | BC  | JC       | 24.09.17 |
| REV   | DESCRIPTION                                     | BY  | CHKD     | DATE     |
| <b>LOFOC</b>  |   |   |          |          |
| 254 PARK SQUARE WEST,<br>LEEDS, LS1 3PW<br>T: 0113 282 7750<br>W: www.lofoc.co.uk   |   | 3RD FLOOR, 84-90 PAUL STREET,<br>LONDON, EC2A 4NE<br>T: 020 7601 3300 |          |          |
| CLIENT  |   |   |          |          |
| NORTHVALE HOMES   |   |   |          |          |
| PROJECT   |   |   |          |          |
| OAKWOOD PARK, POLLINGTON  |   |   |          |          |
| TITLE   |   |   |          |          |
| COMPOSITE PLAN - ALL PLOTS  |   |   |          |          |
| DRAWING NO.   | 1530-900  | REVISION  | A        |          |
| SCALE   | 1:500 @ A3                                      | DATE  | 18.09.10 |          |
| DRAWN BY  | BC  | CHECKED BY  | JC       |          |
| PURPOSE OF ISSUE  |   |   |          |          |
| <input type="checkbox"/> PLANNING   | <input type="checkbox"/> BUILDING REGS          | <input type="checkbox"/> TENDER                                       |          |          |
| <input type="checkbox"/> COMMENT  | <input checked="" type="checkbox"/> INFORMATION | <input type="checkbox"/> CONSTRUCTION                                 |          |          |
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Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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