



**Townend
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

WOOD COTTAGE,
TOADHAM LANE, BALNE, NR GOOLE, DN14 0EG
ASKING PRICE OF £575,000





SITUATION

The property is best approached from the Village of Pollington by travelling along Balne Moore for approximately 1 mile and then turning left into Thorntree Lane and sign posted Balne. On reaching the Village, proceed across the crossroads into Little Common Lane and then take the next right turn into Toadham Lane. Wood Cottage will be found on the left handside of Toadham Lane being clearly marked by one of our distinctive For Sale boards.

THE PROPERTY

This consists of an individual Detached Bungalow standing in extensive grounds of 2.3 Acres in total, which was built for the current owner in 2001 and is situated in a superb rural location on the edge of the Hamlet of Balne which is ideally placed for Goole, Selby, Pontefract, Doncaster and Junction 34 of the M62 which allows easy access to the major Yorkshire Business Centre. The spacious accommodation presently comprises:

ENTRANCE HALL

UPVC front door, Radiator and cloaks cupboard.



LOUNGE 21' 0" x 13' 3" (6.4m x 4.04m)

Brick fireplace housing electric stove with display shelf to side, bow window to front, 2 radiators, 2 wall lights and French doors leading to:

GARDEN ROOM 11' 9" x 8' 9" (3.58m x 2.67m)

2 radiators and French doors leading to the rear garden.

DINING ROOM 11' 3" x 10' 0" (3.43m x 3.05m)

Radiator.

KITCHEN 13' 3" x 11' 3" (4.04m x 3.43m)

Range of units comprising sink unit, base units with worktops, drawer unit, wall cupboards and larder unit. Built in double oven and ceramic hob with extractor over. Integrated dishwasher. Radiator and part ceramic walls.

UTILITY ROOM 9' 3" x 7' 3" (2.82m x 2.21m)

Range of units comprising sink unit, base units with worktops and larder unit. Plumbing for auto washer and oil central heating boiler.

CLOAKROOM

White suite comprising low flush WC and pedestal washbasin. Radiator and part ceramic tiled walls.



SIDE ENTRANCE HALL

UPVC door to front.

FRONT BEDROOM 12' 9" x 11' 3" (3.89m x 3.43m)

Range of built in wardrobes and drawers. Radiator.

SIDE BEDROOM 11' 0" x 9' 3" (3.35m x 2.82m)

Range of built in wardrobes and drawers. Radiator.

REAR BEDROOM 11' 9" x 11' 3" (3.58m x 3.43m)

Radiator.



BATHROOM

White suite comprising panelled in bath, vanity washbasin, low flush WC with concealed cistern and shower cubicle. Radiator, ceramic tiled walls and linen cupboard.

TO THE OUTSIDE

Brick and tiled DOUBLE GARAGE 19' x 17' 3" with electric roller shutter doors to front, personal door to rear and tarmac driveway from Toadham Lane with extensive additional off street parking to front.





Brick and tiled WORKSHOP 24' x 18' 3" with electric roller shutter door to front and personal door to rear.

The property enjoys open views over farmland and stands in extensive lawned gardens together with a Grass Paddock at the rear with the whole extending to approximately 2.3 Acres.

SERVICES

It is understood that mains water and electricity are laid to the property with drainage being to a septic tank. There is oil 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 E, which is payable to the Selby District 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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