

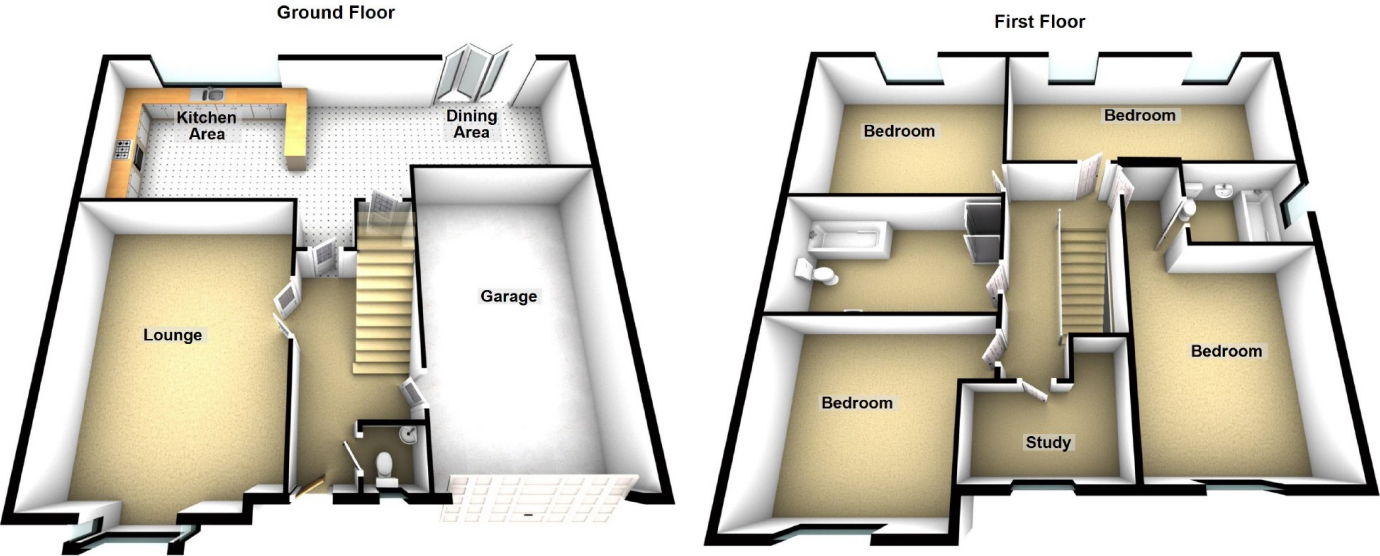
# BOULTONS

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18 CORNMARKET  
PONTEFRACT  
WF8 1BJ  
01977 781270

54 JOHN WILLIAM STREET  
HUDDERSFIELD  
HD1 1ER  
01484 515029

155 NORTH ROAD  
KIRKBURTON  
HD8 0RR  
01484 606007



BOULTONS ESTATE AGENTS FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE  
Plan produced using PlanUp.



Plot 4 Bridge Lane  
Pollington DN14 0DX

Guide price  
£340,000

**4**

**2**

**4**



  
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**\*\*LOVELY RURAL VIEWS TO THE REAR\*\*** EARLY INTREST REWARDED WITH CREATIVE INPUT FOR FINISHING TOUCHES (within an agreed budget)\*\*\*

An executive and luxury detached home located in a private courtyard style setting on the fringe of this sought after semi-rural village. Popular with professionals and families alike due to the close proximity of outstanding local schooling and ease of access to regional road infrastructure. Offering social open plan living/dining kitchens, reception lounge, cloak room/WC, 4 bedrooms (master with en-suite), study/ dressing room or 5th bedroom as required and family bathroom. Landscapes gardens, garaging and off-road parking.

**Introduction to the Site**

Traditional craftsmanship with modern building techniques and materials. Early buyers will have a choice for some of the fixtures, fittings and finishes within an agreed allowance or budget - for example the kitchen, bathroom and en-suite. There is also a choice of log burner or gas/electric fire. The study at first floor can easily be converted to a dressing room if required. Please arrange an appointment with our Pontefract office to discuss any questions you might have in this respect.

**Area Information**

Pollington is a long established rural parish village in the East Riding of Yorkshire. Near to the Aire and Calder Canal making it a haven for walkers, cyclists, anglers and equestrians. Along with the local village pub there is a number of clubs, organisations and associations that can be found within the village. The nearest town is Snaith (2.5 miles) which is well served with day-to-day amenities and the larger towns of Selby, Goole, Pontefract and Doncaster are also within easy reach.

Commuters to wider financial centres will find main arterial motorway access and rail connections also within comfortable travelling distance.

**GROUND FLOOR**

**RECEPTION HALL**

**CLOAKS/WC**

**LOUNGE**

5.8m x 3m (19'0" x 9'10")

**DINING ROOM**

5m x 3m (16'5" x 9'10")

**KITCHEN**

8.8m x 3.9m (28'10" x 12'10")

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE incl EN-SUITE**

6.3m x 3m (20'8" x 9'10")

**BEDROOM TWO**

3.6m x 3.6m (11'10" x 11'10")

**BEDROOM THREE**

5m x 2.7m (16'5" x 8'10")

**BEDROOM FOUR**

3.8m x 2.9m (12'6" x 9'6")

**STUDY**

2.9m x 1.9m (9'6" x 6'3")

**FAMILY BATHROOM**

**OUTSIDE**

To be finished with driveway to integrated garage and generous landscaped gardens.

