



## 10 The Hedgerows, Eggborough

£185,000

- Beautiful starter home
- 2 Double bedrooms
- Modern house bathroom
- Generous rear garden
- 2 Patio areas
- 3 Years remaining on the NHBC guarantee
- All mains services connected
- 2 Off street parking spaces

A fine example of an ideal starter home, beautifully presented throughout, complemented by a generous rear garden and two parking spaces.

## Description

This beautifully presented property opens into a spacious lounge, thoughtfully designed to offer both comfort and versatility. A large double-glazed window allows natural light to flood the room, while a central heating radiator and TV aerial points provide all the practical touches needed for modern living.

The ground floor also features a generously sized cloakroom, fitted with a hand wash basin and low flush w.c., adding convenience to the home's layout.

To the rear of the property lies a stylish kitchen diner, finished with light grey wall and base units, darker grey work surfaces and rich blue accents that create a contemporary feel. A full-height matching storage unit discreetly houses the gas central heating boiler, and the kitchen is complete with a stainless steel sink and drainer, four-ring gas hob with extractor hood, and electric oven. There is also space for a freestanding fridge freezer along with plumbing for a washing machine, making this an exceptionally practical space for everyday use as well as entertaining.

A turned staircase rises to a central landing which leads to two double bedrooms and the family bathroom. A large storage cupboard is conveniently positioned off the landing, providing excellent additional space. The master bedroom, set to the rear, offers a peaceful retreat with a TV point and room for a dressing table. Both bedrooms are well proportioned, each featuring a double-glazed casement window and central heating radiator.

The bathroom has been finished to a modern standard, with a panelled bath and shower over, complemented by contemporary grey tiling. A pedestal hand wash basin with mirrored storage above, a low flush w.c. and a chrome heated towel rail complete the room.

Externally, the property occupies a desirable position within the sought-after residential development known as The Oaks, built by Yovik Homes.

Yovik Homes are a well-established local North Yorkshire company and are highly regarded as a bespoke individual developer focusing on delivering high quality 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 fulfill the customer's expectations and offer high quality internal and external features as standard.

To the front, there is off-street parking for two vehicles together with a neat lawned garden, while a side pathway gives access to the rear. The rear garden is predominantly laid to lawn and enclosed on all sides by secure fencing. There is an extended the patio with attractive Indian grey slate immediately from the back of the house and a secondary raised patio towards the rear of the garden, creating two ideal space for outdoor dining, entertaining, or simply enjoying the afternoon sun.

The property benefits from gas central heating and has three years remaining on the NHBC new home guarantee. Representing an excellent opportunity for first-time buyers or a small family, this home combines style, comfort and practicality, and we strongly recommend an early inspection.

Viewings are strictly by appointment only.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1800\* Mbps download speed

EPC Rating: 83 (B)

Council Tax: North Yorkshire Band B

Current Planning Permission: No current valid planning permissions

Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.

## Agents notes

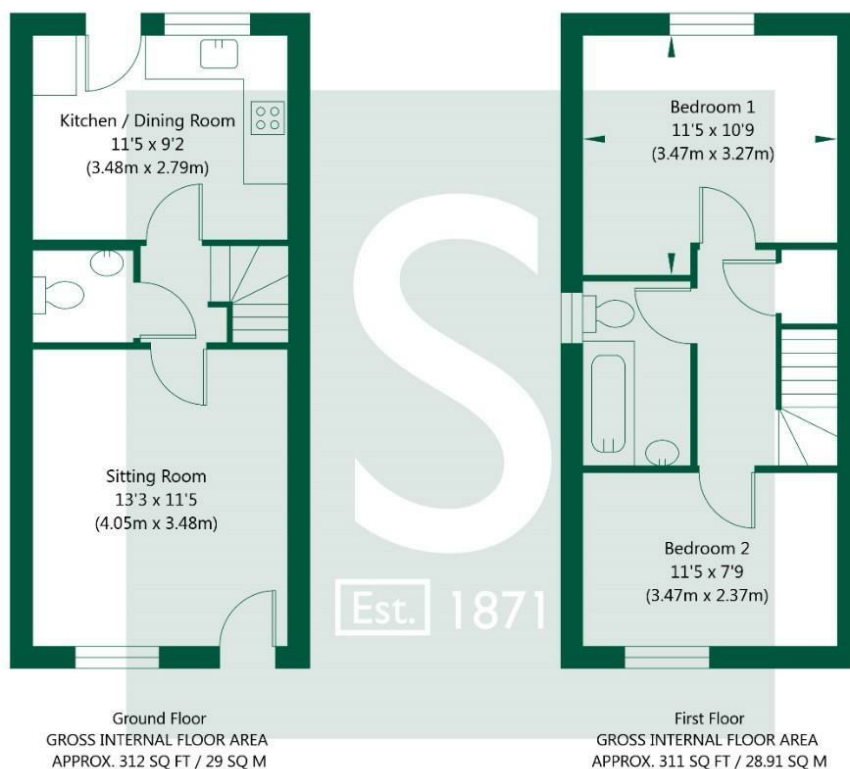
Each dwelling within the development is subject to a mandatory annual service charge, paid by homeowners, which contributes towards the ongoing maintenance and administration of the development. Further details are available upon request from the selling agent.







## The Hedgerows, Eggborough, DN14 0PQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 623 SQ FT / 57.91 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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