

Park Row



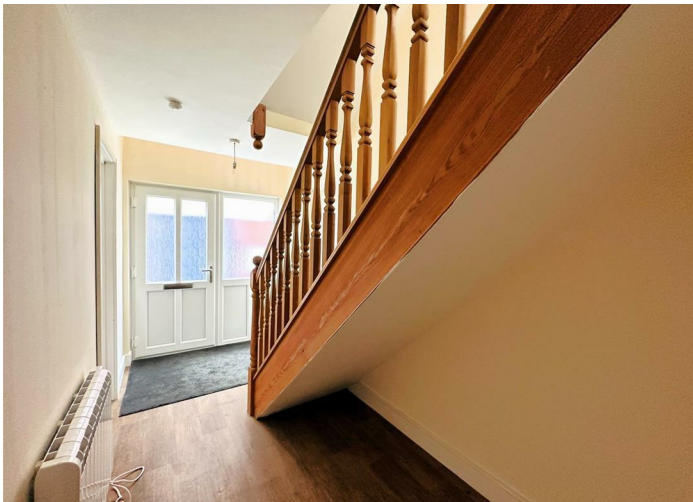
Cannon Hall Lane, Eggborough, Goole, DN14 0US

Offers Over £240,000



**** NO ONWARD CHAIN ** CUL-DE-SAC LOCATION **** This detached property on a cul-de-sac in Eggborough briefly comprises; Hall, Kitchen-Diner, Lounge and Ground Floor w.c. To the First Floor are three Bedrooms and Bathroom. On the Second Floor are two further bedrooms and En-Suite. Externally, the property has an enclosed rear garden, driveway and garage. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON 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'**













PROPERTY OVERVIEW

Situated on a cul-de-sac in the popular village of Eggborough, North Yorkshire, this detached property offers spacious and versatile accommodation arranged over three floors, making it an ideal home for growing families.

The ground floor comprises an entrance hall, a modern kitchen/diner providing an excellent space for family meals and entertaining, a comfortable lounge, and a convenient ground floor w.c.

To the first floor are three well-proportioned bedrooms and a family bathroom. The second floor provides further flexibility with two additional bedrooms, including an en-suite, creating an ideal private space for guests, or a home office arrangement.

Externally, the property benefits from an enclosed rear garden, perfect for outdoor relaxation and entertaining, along with a driveway providing off-road parking and a garage offering additional storage or parking options.

Located within the village of Eggborough, the property offers a peaceful residential setting while remaining well placed for local amenities, schools, transport links, and nearby towns. Viewing is highly recommended to appreciate the generous accommodation and excellent location this home has to offer.

GROUND FLOOR ACCOMMODATION

Hallway

14'4" x 6'1" (4.38m x 1.86m)

Lounge

17'1" x 11'5" (5.23m x 3.50m)

Kitchen Diner

17'2" x 11'0" (5.24m x 3.37m)

Ground Floor W.C.

6'1" x 2'8" (1.86m x 0.83m)

FIRST FLOOR ACCOMMODATION

Bedroom Two

11'1" x 10'5" (3.38m x 3.20m)

Bedroom Three

11'1" x 8'10" (3.38m x 2.70m)

Bedroom Four

11'1" x 7'10" (3.38m x 2.41m)

Bathroom

11'1" x 6'3" (3.38m x 1.92m)

Bedroom One

16'11" x 10'11" (5.17m x 3.33m)

En Suite

7'3" x 6'5" (2.21m x 1.98m)

Bedroom Five

10'1" x 8'3" (3.09m x 2.54m)

EXTERNAL

Front

Footpath and garden area.

Rear

Fully enclosed rear garden with patio area and garage with driveway.

DIRECTIONS

From our office head north-east on Finkle Street towards Micklegate Walk, turn right onto Water Lane, Continue onto Ousegate and at the traffic lights turn right onto New Street, then at the traffic lights turn left onto Park Street, continue down Bawtry Road until you reach the roundabout where you take the third exit onto A63 down to the next roundabout where you take the first exit onto Doncaster Road, continue through Burn and Haddlesey, At the roundabout take the second exit staying on the A19 following the road to another roundabout where you'll take the third exit onto Weeland Road, follow into Eggborough village and at the roundabout take the first exit onto Selby Road, then a left turning onto Cannon Hall Lane where the property can be identified by our Park Row For Sale board.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding 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.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Electric

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage



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.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) 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.

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.

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

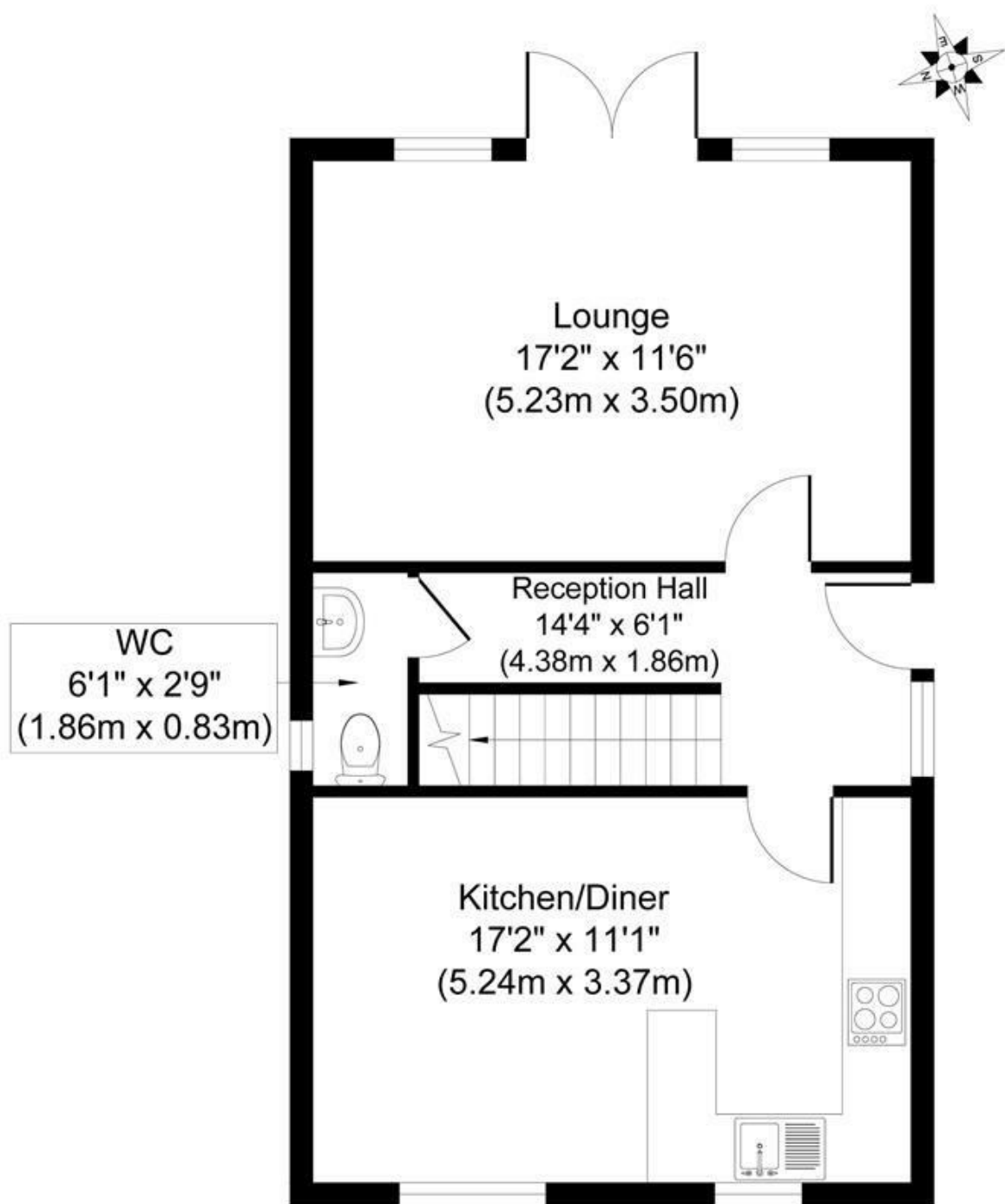
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

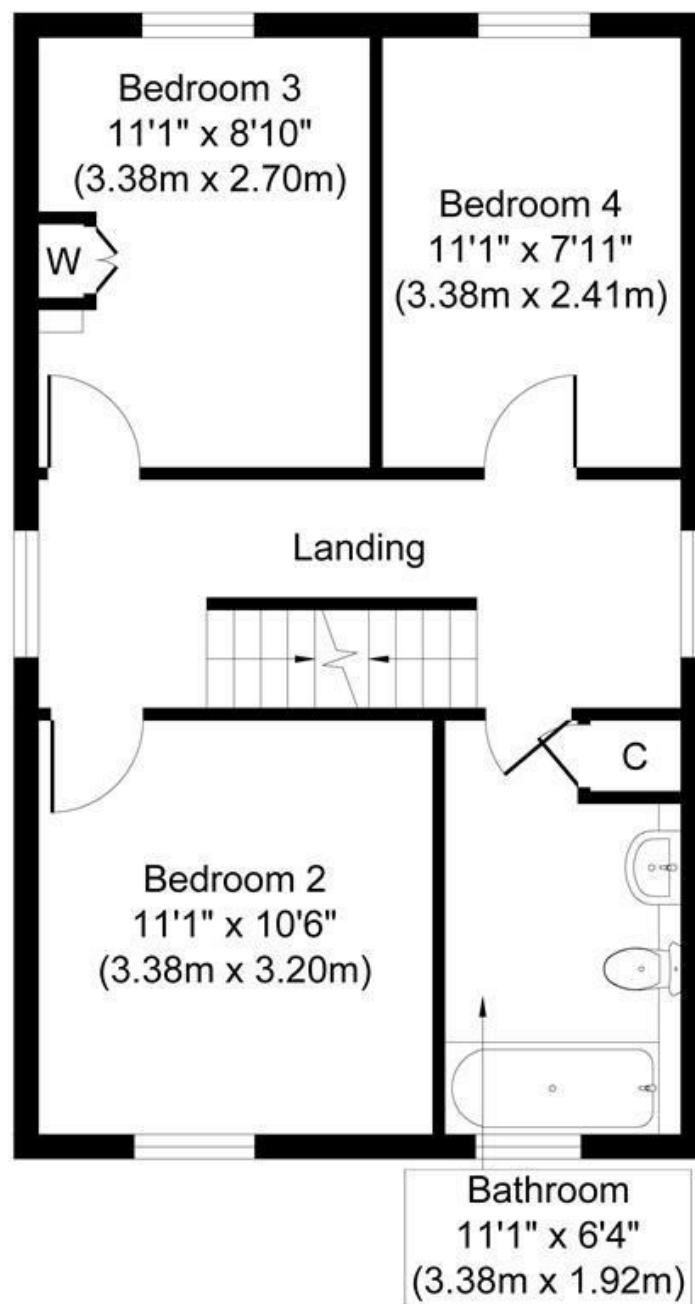




Ground Floor
Approximate Floor Area
503 sq. ft
(46.70 sq. m)

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.

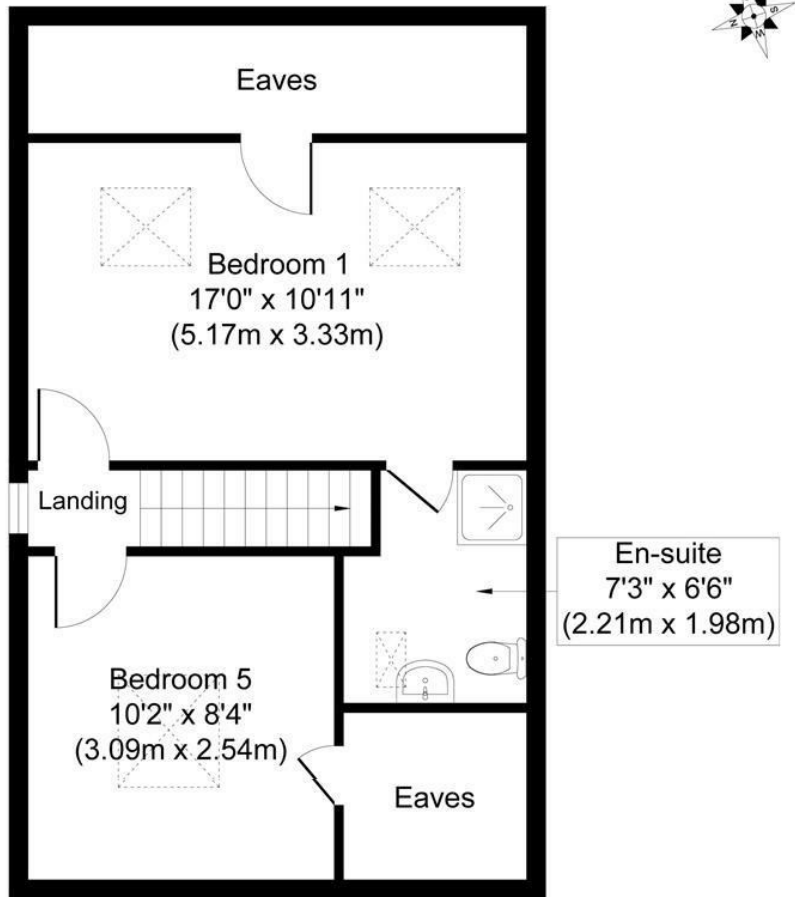
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First Floor
Approximate Floor Area
503 sq. ft
(46.70 sq. m)

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Second Floor
Approximate Floor Area
394 sq. ft
(36.57 sq. m)

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