

# Park Row



**Cannon Hall Lane, Eggborough, DN14 0US**

**Offers Over £190,000**



**\*\*CUL DE SAC LOCATION\*\* GARAGE\*\*** This semi detached property on a cul-de-sac in Eggborough and briefly comprises; Hall, Lounge, Kitchen/Diner, Ground Floor w.c. To the First Floor are three Bedrooms, an En Suite and Bathroom. Externally, the property has an enclosed rear garden, and driveway and garage to the front. **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'**



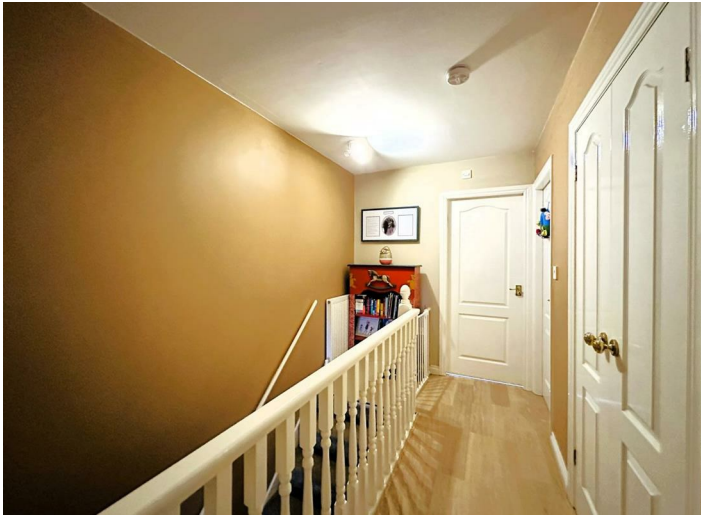






















## PROPERTY OVERVIEW

This well-presented semi-detached home in the popular village of Eggborough offers comfortable family living with a practical layout and attractive outdoor space. The ground floor opens with a welcoming entrance hallway leading to a convenient W.C., a bright and spacious lounge, and a modern kitchen diner. The kitchen dining area benefits from patio doors that open directly onto the rear garden, allowing plenty of natural light and creating an ideal space for both everyday living and entertaining. Upstairs, the first floor comprises three well-proportioned bedrooms. The main bedroom features its own en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Externally, the property provides off-street parking to the front along with a single garage. To the rear, there is a fully enclosed south-west facing garden, perfect for enjoying afternoon and evening sun, outdoor dining, or family time.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

12'3" x 3'4" (3.75m x 1.02m)

### Downstairs W.C.

6'7" x 2'6" (2.03m x 0.78m)

### Lounge

17'1" x 12'5" (5.22m x 3.80m)

### Dining/Kitchen

15'11" x 9'4" (4.87m x 2.87m)

## FIRST FLOOR ACCOMODATION

### Landing

### Bedroom One

11'5" x 9'2" (3.49m x 2.80m)

### En-Suite

7'4" x 3'2" (2.24m x 0.99m)

### Bedroom Two

10'9" x 9'21'10" (3.28m x 2.81m)

### Bedroom Three

7'6" x 6'6" (2.29m x 1.99m)

### Bathroom

6'5" x 6'2" (1.97m x 1.88m)

## EXTERIOR

### Front

Pathway leading away from the front door, off street parking and a single garage.

### Rear

Enclosed rear garden.

## 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 AND 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.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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: Gas Mains

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:

SELBY - 01757 241124

GOOLE - 01405 761199

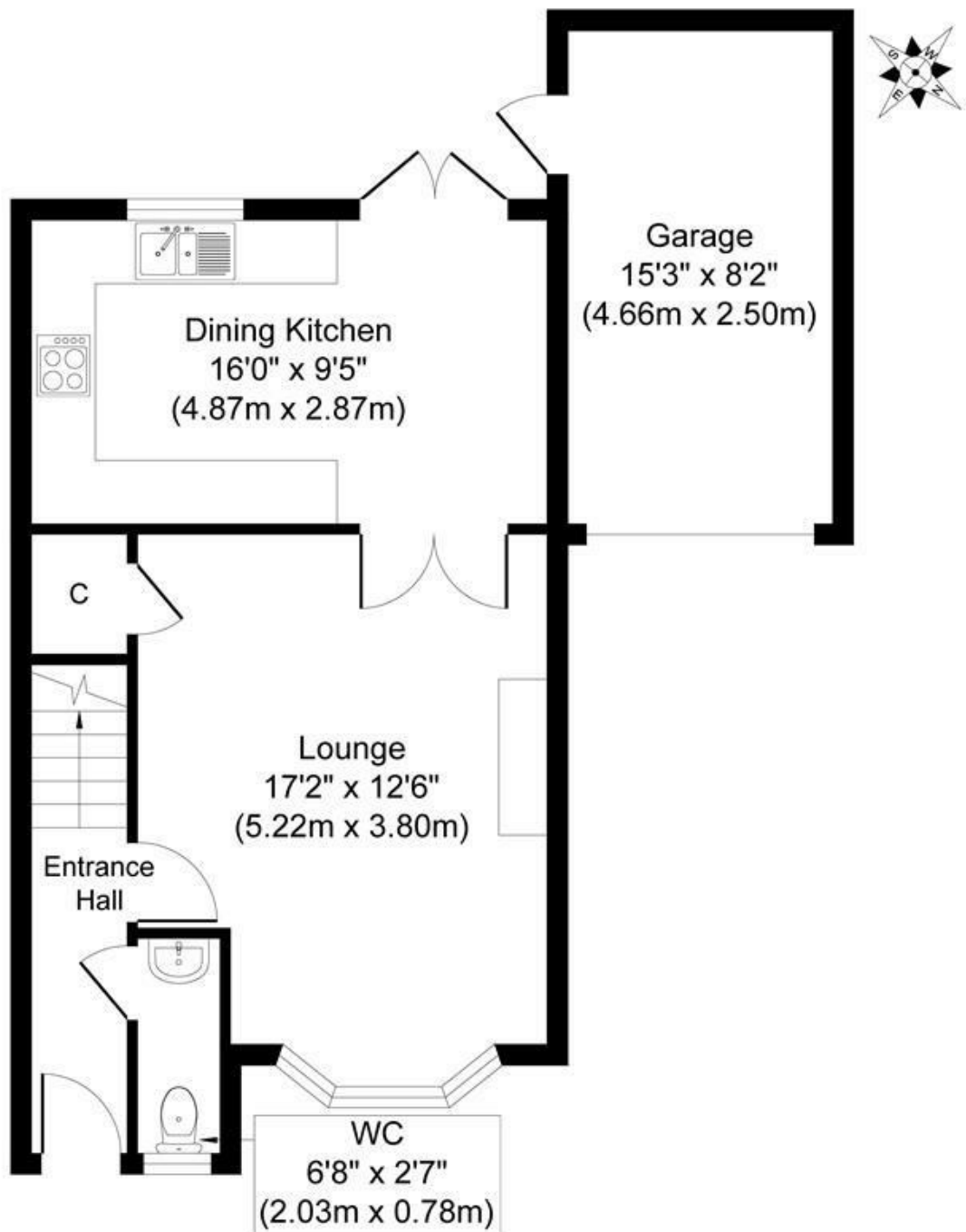
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





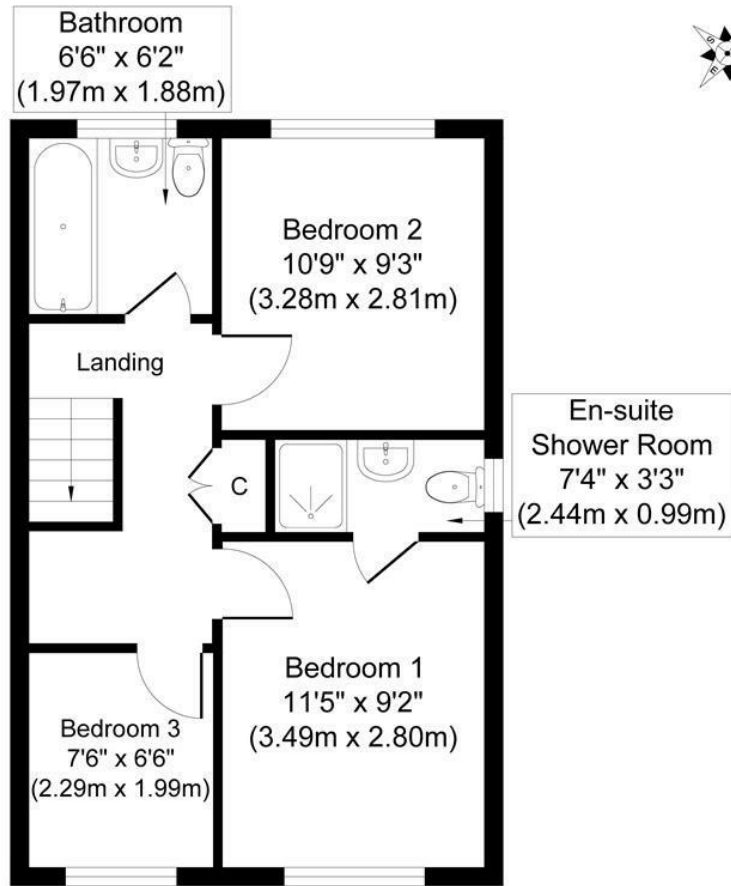


**Ground Floor**  
**Approximate Floor Area**  
**566 sq. ft**  
**(52.58 sq. m)**

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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