

Park Row



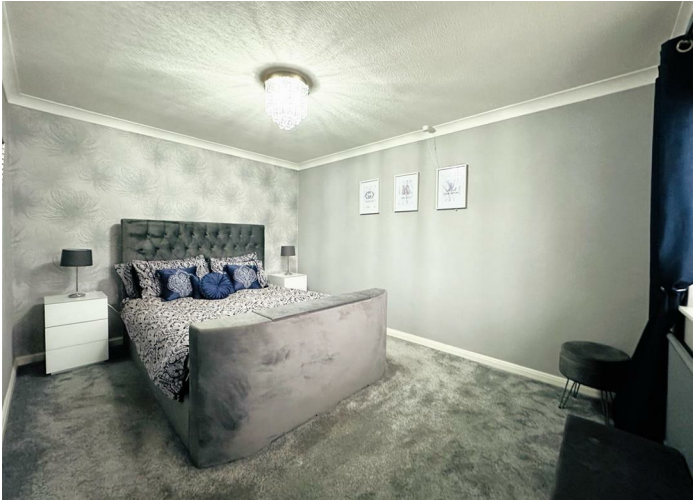
Weeland Road, Eggborough, Goole, DN14 0PP

Offers Over £280,000



****DETACHED GARAGE**ELECTRIC GATES**** Situated in the village of Eggborough, this detached bungalow briefly comprises: Lounge, Kitchen, Sun Room, two bedrooms and a Bathroom. Externally, there is off street parking, gardens and detached single 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'**











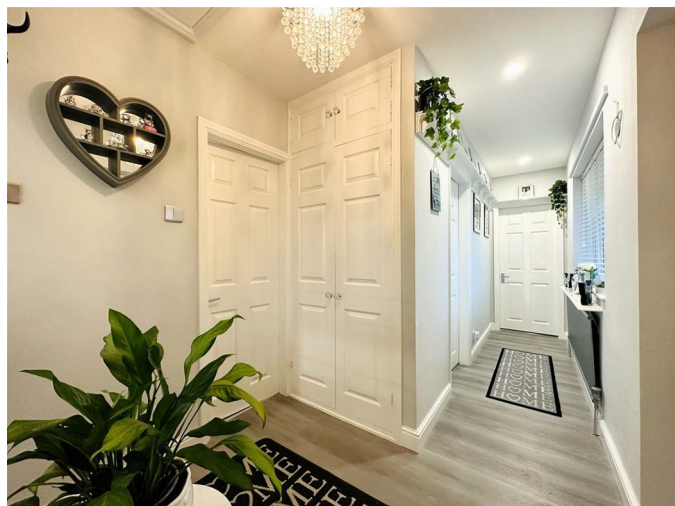
GROUND FLOOR ACCOMMODATION

Entrance

UPVC door with top section having double glazed frosted panel to front elevation leading into the:

Hallway

16'10" x 6'7" (5.14m x 2.03m)



Central heating radiator, uPVC double glazed window to the front elevation, storage cupboard and wood effect flooring. Doors leading off.

Lounge

13'10" x 13'10" (4.24m x 4.23m)



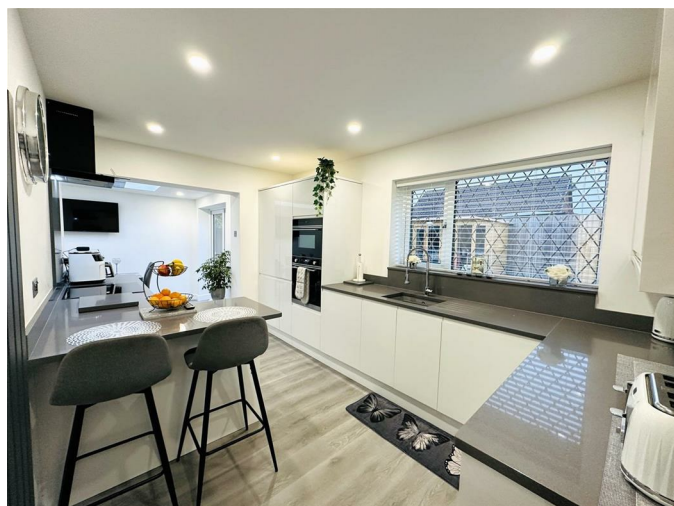
UPVC double glazed bow window to the front elevation and uPVC double glazed windows to the side elevations. Central heating radiator, television point and telephone point.



Kitchen

14'11" x 8'9" (4.55m x 2.68m)

Range of base, wall and larder white gloss units. Single bowl sink and draining section inset to granite worksurface with matching upstand. Integrated appliances include: double oven, four ring ceramic induction hob with black and glass brushed electric extractor fan benefiting from downlighting, fridge, freezer and washing machine. Contemporary wall mounted central heating radiator, uPVC double glazed window to the rear elevation, breakfast bar and wood effect flooring. Aperture flowing through into the:





Sun Room
12'1" x 7'6" (3.69m x 2.30m)



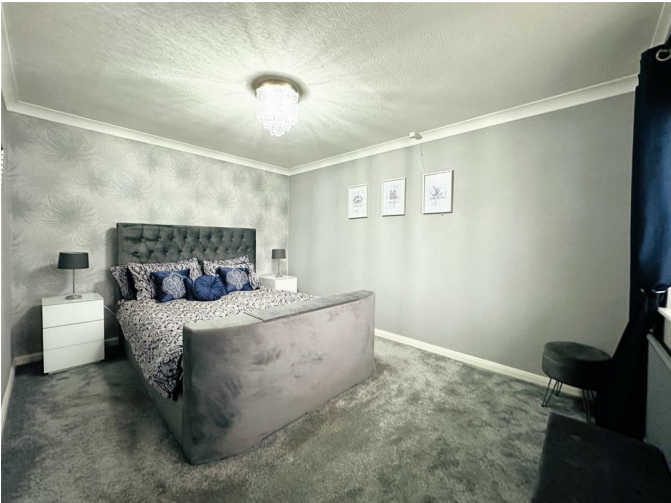
Features roof lantern, uPVC double glazed patio doors to rear elevation, uPVC double glazed window to front elevation and central heating radiator. Television point and wood effect flooring.



Bedroom One
13'10" x 10'5" (4.23m x 3.18m)



Providing space for king size bed and additional furniture. UPVC double glazed window to the front elevation and central heating radiator.



Bedroom Two

9'1" x 8'11" (2.79m x 2.72m)



Providing space for double bed and additional furniture. UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

6'9" x 5'5" (2.07m x 1.67m)



White panel bath with chrome mixer tap, further chrome shower and fixed head shower over. Concertina shower screen and wet walled to ceiling height. White low flush w.c with hidden cistern and chrome controls. White wash hand basin with chrome mixer tap over set into white vanity with chrome handles. Chrome heated towel rail, uPVC double glaze frosted window to the rear elevation, wood effect flooring and extractor.

EXTERNAL

Front



Storm porch, pathway along the front of the property and front garden is laid to lawn with decoratively pebbled areas. Wrought iron and composite pedestrian access gate into the garden and electric sliding gate. Tarmacked off street parking and further concrete hardstanding. Detached garage with up and over door. Further concrete pathways and timber pedestrian access gate leading into the:



Rear



Outside tap and lights, pathway along the rear and fully enclosed lawned garden. Raised flagged patio area.



DIRECTIONS

Leave our Selby office and head towards Doncaster on the A19. Proceeding through the villages of Brayton and Burn. Head past Eggborough Power Station, second exit at the roundabout and upon reaching the second roundabout take the third exit on the left signposted Eggborough on to Weeland Road.

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: 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: Mains

Sewerage: Mains

Water: Mains

Broadband: Superfast

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 Practises) 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

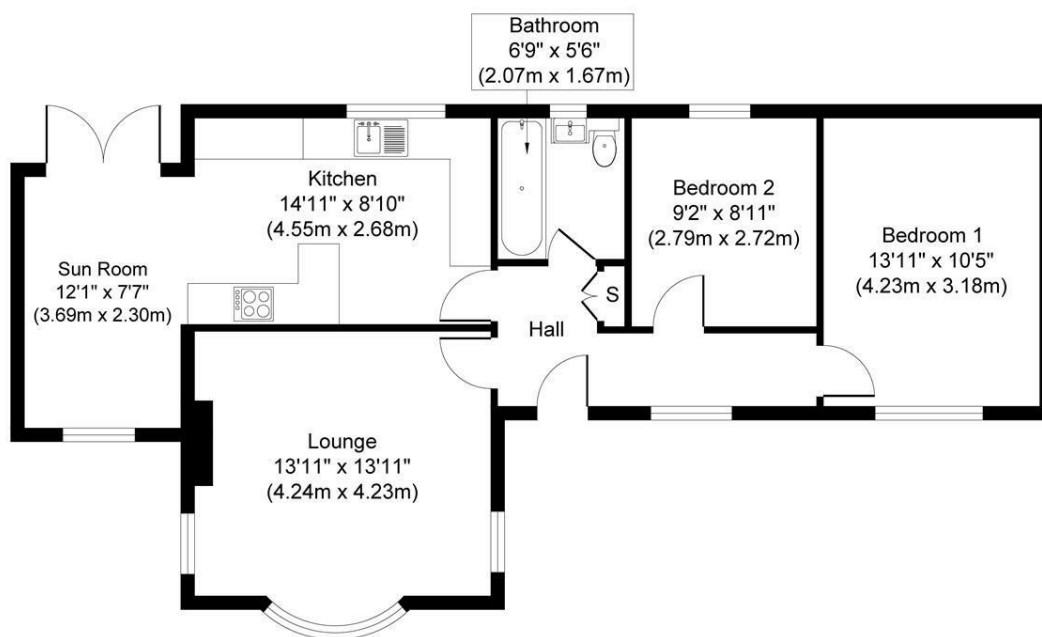
GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





Approximate Floor Area
802 sq. ft
(74.48 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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