

Park Row



Low Eggborough Road, Eggborough, Goole, DN14 0PJ

£255,000



**** CLOSE TO COMMUTER LINKS ** DESIRABLE LOCATION **** Situated in the village of Eggborough, this three bedroom detached property briefly comprises: Lounge, Hall, Ground Floor w.c., Dining Room, Kitchen and Conservatory. To the First Floor, three bedrooms with an En-Suite to one and a Family Bathroom. Externally, the property benefits from off-street parking and enclosed rear garden. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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

Located in the popular village of Eggborough, this attractive three-bedroom detached home offers well-balanced living space both inside and out. Thoughtfully designed for modern family life, the property features a light-filled lounge that provides a comfortable space to relax, while a separate dining area leads seamlessly into a bright conservatory—ideal for entertaining or enjoying views over the garden throughout the seasons. The kitchen is well-appointed and functional, complemented by a handy ground floor W.C. Upstairs, there are three generously sized bedrooms, with the main bedroom benefiting from its own en-suite shower room. A stylish family bathroom serves the remaining two bedrooms. Outside, the home enjoys off-street parking to the front and a private, enclosed rear garden—perfect for children, pets, or simply unwinding outdoors. Set in a friendly community with excellent local links, this is a wonderful opportunity to secure a comfortable and versatile home in a well-connected village setting.

GROUND FLOOR ACCOMMODATION

Lounge

20'2" x 10'8" (6.17m x 3.27m)

Hall

Ground Floor w.c.

5'2" x 2'7" (1.58m x 0.80m)

Dining Room

10'8" x 8'5" (3.27m x 2.59m)

Kitchen

8'5" x 8'3" (2.59m x 2.53m)

Conservatory

8'9" x 8'8" (2.69m x 2.66m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

13'1" x 8'8" (4.01m x 2.66m)

En-Suite

5'6" x 4'10" (1.68m x 1.49m)

Bedroom Two

10'3" x 9'2" (3.13m x 2.80m)

Bedroom Three

8'11" x 7'11" (2.72m x 2.42m)

Bathroom

8'7" x 5'2" (2.63m x 1.58m)

EXTERIOR

Front

Off-Street parking.

Rear

Predominantly laid-to-lawn with flagged patio area.

DIRECTIONS

Leave Selby via the A19 Doncaster Road passing through the villages of Brayton and Burn and continue over the bridge at Chapel Haddlesey. Follow the A19 to Eggborough, at the roundabout take the third exit onto Weeland Road. At the next roundabout take the first exit onto Selby Road. Turn left onto Water Lane and continue onto Low Eggborough Road. The property can be clearly Identified by our Park Row Properties ' For Sale' board.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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: 4G

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.

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.

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.

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.

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:

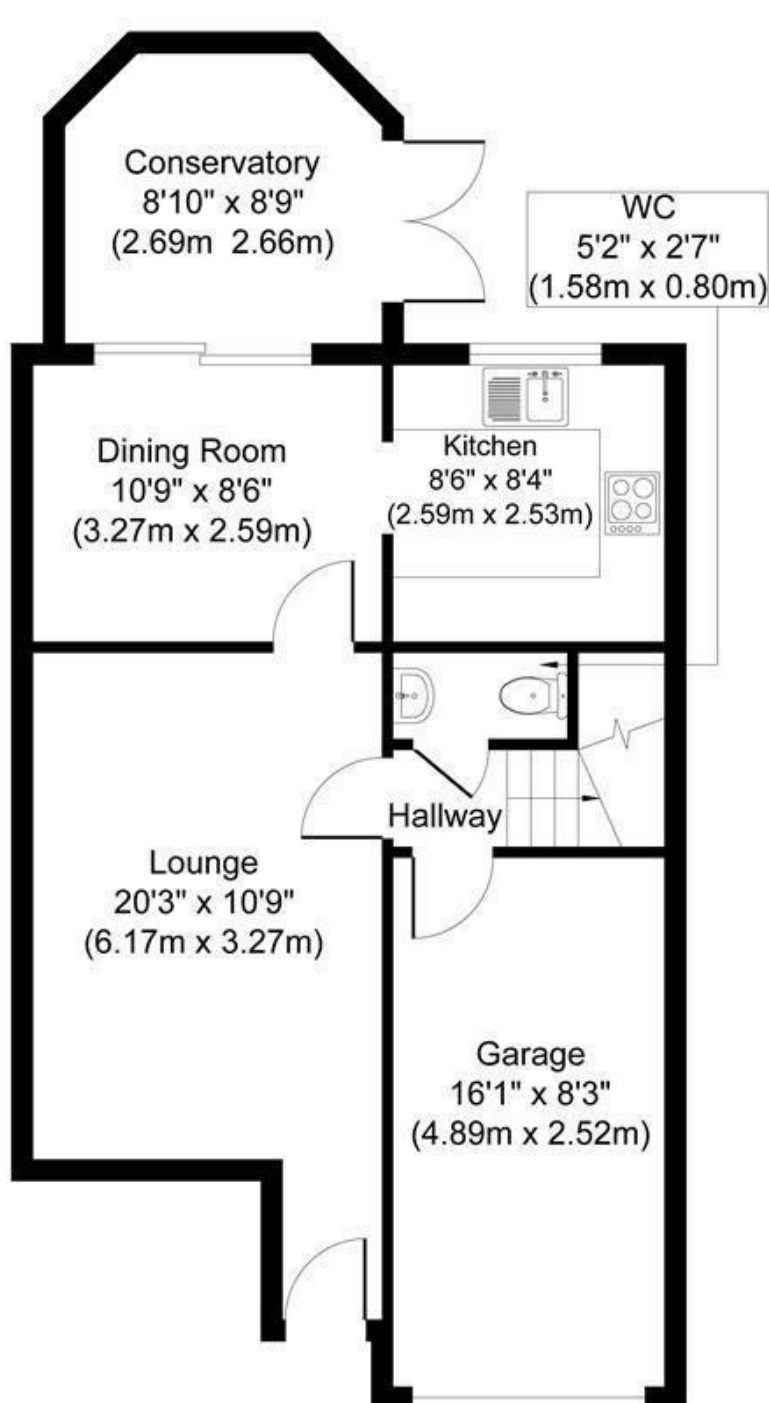
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

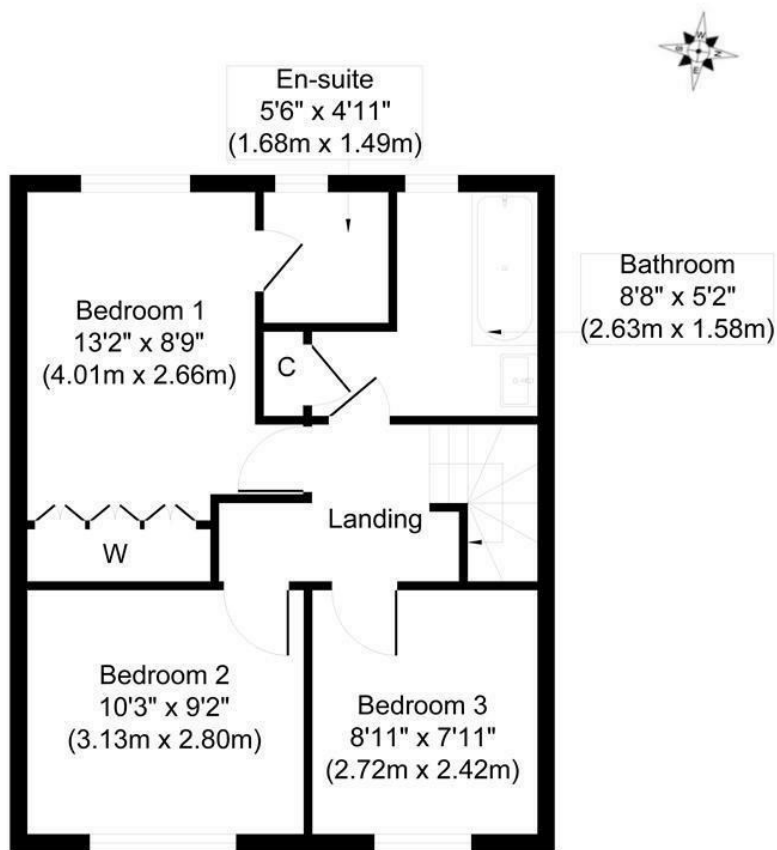
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
625 sq. ft
(58.05 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
465 sq. ft
(43.17 sq. m)

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