

Park Row



Aspen Grove, Eggborough, Goole, DN14 0WR

Offers Over £230,000



** WEST FACING REAR GARDEN ** POPULAR VILLAGE LOCATION ** OFF STREET PARKING ** Situated in the village of Eggborough, with great access to the M62, this beautifully presented detached property briefly comprises: Porch, Lounge, Kitchen Diner, Conservatory, Ground Floor W.C and Laundry Room. To the First Floor are three bedrooms, one with an En-suite, and a Family Bathroom. Externally, the property benefits from off-street parking at the front and an enclosed garden to the rear. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'



Ground Floor Accommodation- Entrance

Composite panel effect door with top section having double glazed frosted panels to the side elevation, leading through into:

Porch

5'5" x 3'7" (1.67m x 1.10m)

UPVC double glazed window to the front elevation. Wood effect herringbone flooring, central heating radiator and keypad for intruder alarm. Door leading through to:

Lounge

17'0" x 10'7" (5.20m x 3.25m)



Limestone fire surround and hearth. UPVC double glazed window to the front elevation. Central heating radiator, television and telephone points. Aperture flowing through with wood effect herringbone flooring into:



Kitchen Diner

18'0" x 9'1" (5.49m x 2.79m)



Range of base and wall units in 'Shaker' style with black handles including display unit. One and a half bowl white ceramic sink and drainer with black mixer tap over, set into granite effect laminate work surface with brick tiled splashback. Integrated appliances include: electric oven, four ring ceramic hob with electric extractor fan benefitting from downlighting. UPVC double glazed patio doors and window to the rear elevation. Plumbing for dishwasher and washing machine. Central heating radiator and storage cupboards. Timber door with top section having single glazed panels leading into:



Conservatory

12'5" x 10'2" (3.81m x 3.10m)



UPVC double glazed French doors to the side elevation leading out to the patio/decking area. UPVC double glazed windows to side and rear elevations and poly carbonate roof. Wood effect flooring.

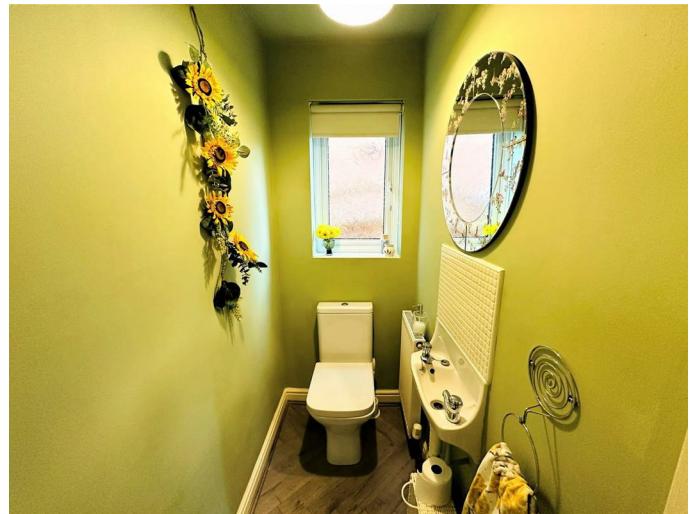


Inner Hallway

Central heating radiator and stairs leading to First Floor Accommodation with handrail. Doors leading off.

Ground Floor W.C

5'0" x 3'1" (1.53m x 0.94m)



White low flush w.c. with chrome fittings and wall-mounted wash hand basin with chrome taps over and tiled splashback. UPVC double glazed frosted window to the side elevation. Central heating radiator. Wood effect flooring.

Laundry Room

11'11" x 8'9" (3.64m x 2.67m)



Wood block effect laminate work surface and wood effect flooring. Shelving and storage space. 'Ideal Logic' central heating boiler.

First Floor Accommodation- Landing

UPVC double glazed window to the side elevation. Balustrade and spindles, loft access and central heating radiator. Storage cupboard housing the hot water cylinder and doors leading off.

Bedroom One

11'10" x 10'7" (3.62m x 3.25m)



UPVC double glazed windows to the front elevation. Wood effect flooring, central heating radiator and television point. Door leading into:



En-suite

7'3" x 4'4" (2.21m x 1.33m)



Walk-in shower cubicle with chrome fixed head shower including attachment and controls. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome mixer tap over. The room is tiled on all walls to ceiling height and includes tiled flooring. Chrome heated towel rail and extractor fan. UPVC double glazed frosted window to the front elevation.

Bedroom Two

11'8" x 9'9" (3.57m x 2.99m)



UPVC double glazed window to the rear elevation, television point, central heating radiator and wood effect flooring.



Bedroom Three
9'4" x 8'11" (2.87m x 2.74m)



UPVC double glazed window to the rear elevation. Television point, central heating radiator and wood effect flooring

Bathroom
6'4" x 5'4" (1.94m x 1.65m)



White bath with chrome mixer tap and fixed head shower over with shower screen. White low flush w.c. with chrome fittings and white wash hand basin with chrome mixer tap over set into a grey vanity unit with chrome handles. The room is tiled on all walls to ceiling height including tiled flooring. Chrome heated towel rail and uPVC double glazed frosted window to the side elevation.

Exterior- Front



Flagged pathway leading away from the property merging into decorative stone hardstanding. Tarmacked driveway leading up to electric roller door, providing access to store. Timber pedestrian gates giving access to the rear of the property. Outside tap and spotlights on 'PIR' sensor.

Rear



Further outside spotlights and electrical points. Timber decked patio area leading down to a further patio area. The rear is fully enclosed by timber fence and concrete posts.



Directions

Leave Selby via the A19 Doncaster Road passing through the villages of Brayton and Burn and continue over the bridge at Chapel/West Haddlesey. Follow the A19 to Eggborough, at the roundabout take the third exit onto Weeland Road. Turn right onto Sycamore Avenue and then turn left Aspen Grove. The property can be clearly Identified by our Park Row Properties 'For Sale' board.

Tenure: Leasehold

Ground Rent: £60 per year.
Years Remaining: 979

Local Authority: Selby District Council

Tax Banding: C

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.

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.

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

TENURE, LOCAL AUTHORITY AND TAX BANDING

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.

VIEWINGS.

Strictly by appointment with the sole agents.

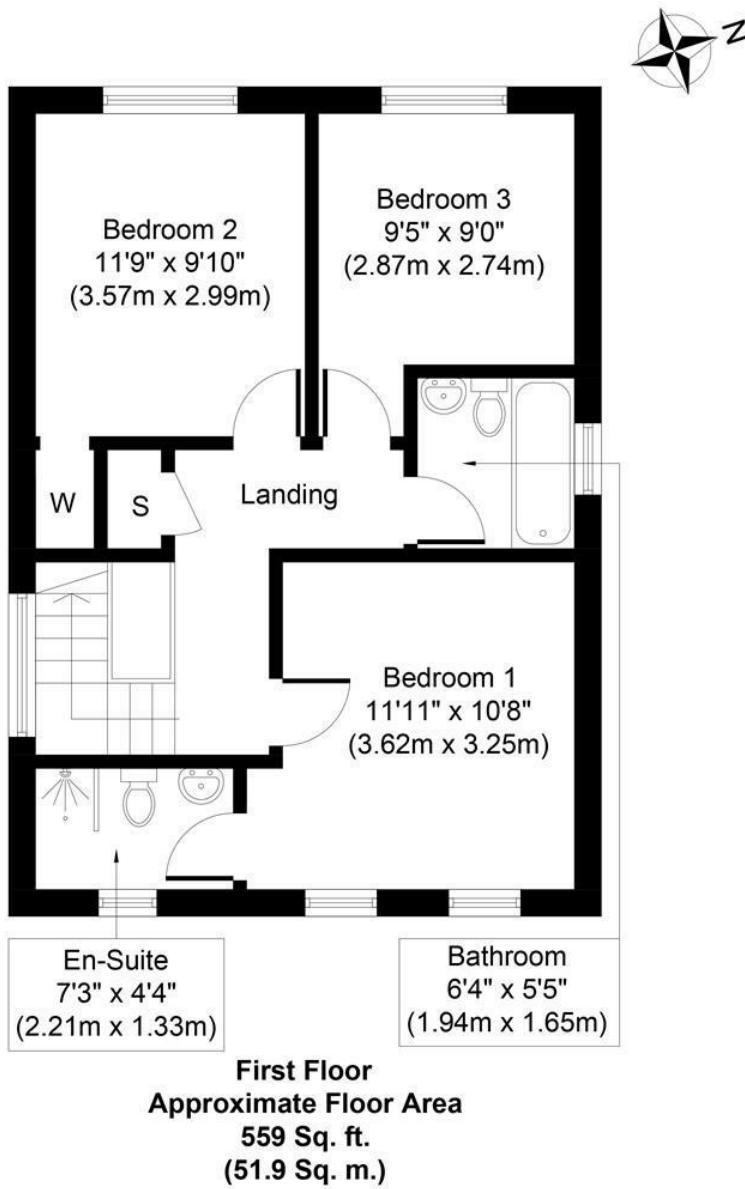
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not very energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(70-80)	C		
(59-69)	D		
(48-58)	E		
(37-47)	F		
(26-36)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			