

# Park Rôw



**Tranmore Lane, Eggborough, DN14 0PR**

**£699,950**



\*\* OUTBUILDING FOR HOME OFFICE AND GYM \*\* AMPLE OFF-STREET PARKING \*\* SOUTH-EAST FACING REAR GARDEN \*\* Situated in the desirable village of Eggborough, this well presented, Detached family home briefly comprises: Entrance Hall / Study, Shower Room, Lounge, TV Room, Breakfast Kitchen, Family / Dining Room, Guest Bedroom and En-Suite. To the First Floor are Four Double Bedrooms, with an En-suite to the Master Bedroom, and a further Family Bathroom. Externally, the property benefits from a double garage and driveway for multiple vehicles, gardens to the front and rear, as well as an outbuilding with Home Office and Gym. VIEWING IS HIGHLY RECOMMENDED 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

The property benefits from full double glazing and central heating.

Comprising of three reception rooms, a Guest Bedroom and two shower Rooms to the Ground Floor, with a further four double bedrooms to the first floor and an additional En-Suite and Bathroom.

Externally, there is ample off-street parking: having both driveway and double garage. The property also benefits from established gardens to the front and rear.

An extensive outbuilding is also located in the rear of the property.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall/Study

19'4" x 9'9" (5.91m x 2.99m )

### Shower Room

9'10" x 5'4" (3.02m x 1.63m)

### Lounge

17'4" x 16'11" (5.29m x 5.18m)

### Television Room

15'2" x 10'11" (4.64m x 3.34m)

### Kitchen/Breakfast Room

25'9" x 12'8" (7.87m x 3.87m)

### Family/Dining Room

27'5" x 11'9" maximum (8.36m x 3.59m maximum)

### Guest Bedroom

12'11" x 12'11" (3.94m x 3.94)

### En-suite

12'9" x 5'1" (3.91m x 1.57m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Master Bedroom

21'9" x 18'10" (6.63m x 5.76)

### En-suite

9'8" x 6'2" (2.97m x 1.88m)

### Bedroom

15'2" x 10'4" (4.63m x 3.15m)

### Bedroom

15'1" x 10'4" (4.62m x 3.15m)

### Bedroom

9'1" x 7'8" (2.79m x 2.36m)

### Bathroom

9'1" x 8'6" (2.78m x 2.61m)

## OUTBUILDING

### Office

18'0" x 15'1" (5.50m x 4.60m)

### Gym

18'0" x 9'10" (5.50m x 3.00m)

### Directions

Leave our Selby office and head towards Doncaster on the A19. Proceeding through the villages of Brayton and Burn. Head towards Eggborough and upon reaching the roundabout taking the third exit on the left signposted Eggborough (onto Weeland Road). Take the first right onto Tranmore Lane. The property can be clearly identified by our Park Row Properties 'For Sale' board.

### Tenure, Local Authority and Tax Banding

Tenure: Freehold

Local Authority: East Riding Of Yorkshire Council

Tax Banding: E

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

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Fibre 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.

### 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.

## 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 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.

## 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:

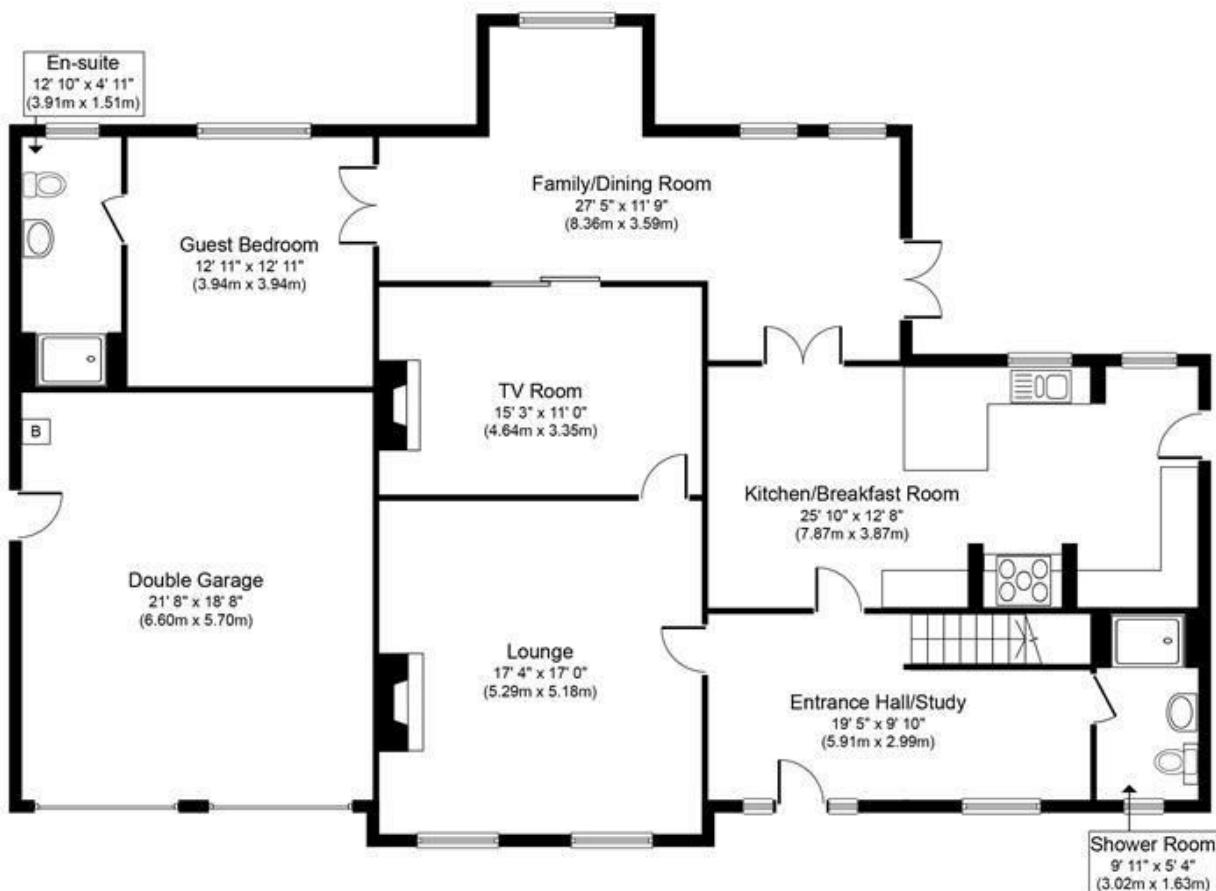
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

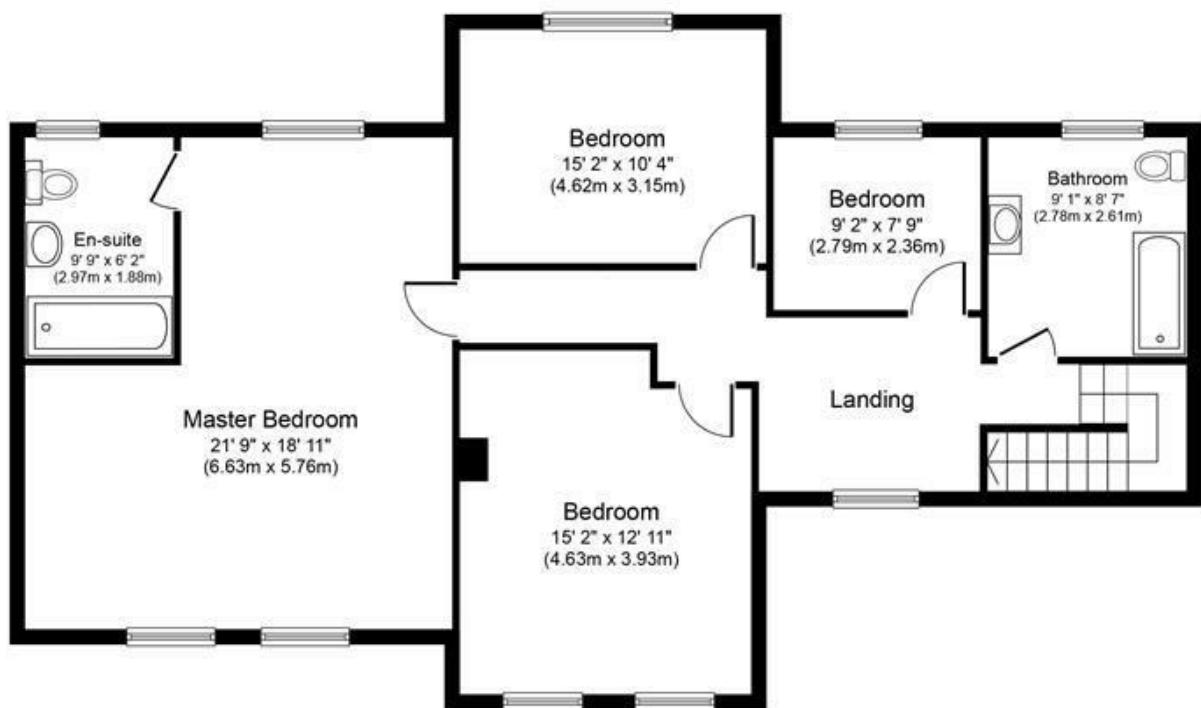
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**2,051 sq. ft.**  
**(190.6 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.

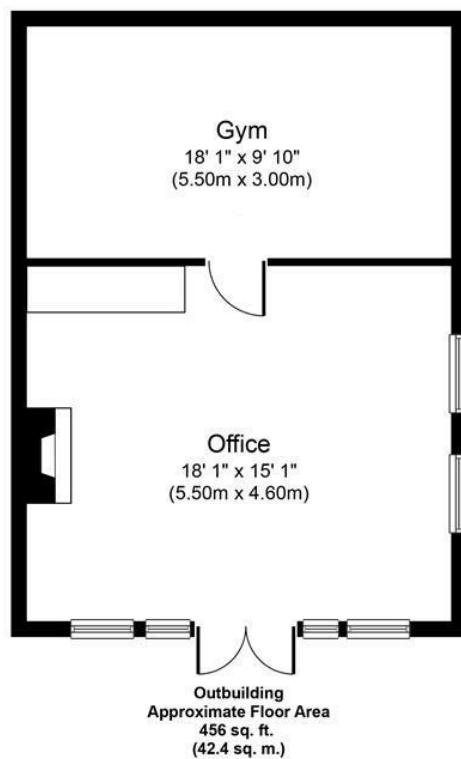
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**First Floor**  
**Approximate Floor Area**  
**1,102 sq. ft.**  
**(102.4 sq. m.)**

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[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	71	77
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(79-70)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(91-91)	B		
(90-89)	C		
(89-88)	D		
(88-84)	E		
(83-80)	F		
(79-70)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

