

# Park Row



**Sycamore Avenue, Eggborough, Selby, DN14 0WU**

**Offers Over £350,000**

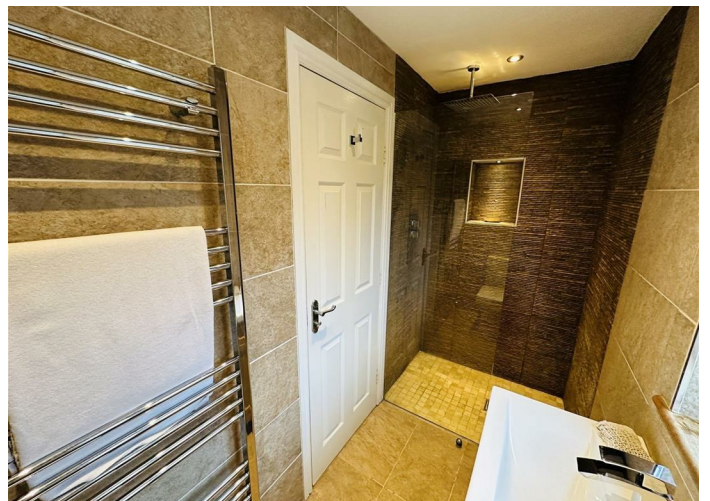


**\*\* GARAGE \*\* SPACIOUS DINING ROOM \*\*** Situated in the village of Eggborough, detached property briefly comprises: Hall, Ground Floor w.c, Lounge, Dining Room, Kitchen and Bedroom Six/Snug. To the First Floor are three bedrooms; one with En-Suite and Family Bathroom. To the Second Floor are a further two bedrooms and a Shower Room. Externally the property benefits from off street parking, garage and enclosed rear garden. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.**

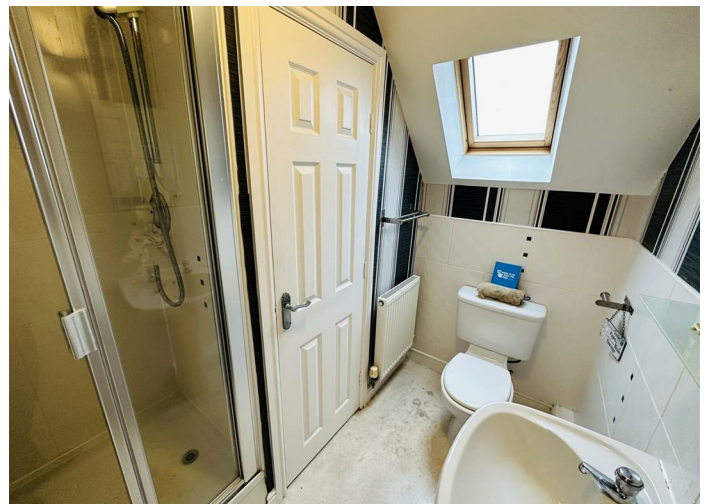














## PROPERTY OVERVIEW

This substantial detached family home, arranged over three floors, is located in the popular village of Eggborough and offers spacious, versatile accommodation well suited to modern family living. The property provides well-balanced living space with multiple reception areas, flexible bedroom accommodation, and the benefit of en-suite and additional bathroom facilities across each level, making it ideal for larger families or those requiring home working space.

Externally, the home enjoys a generous rear garden featuring a combination of paved, lawned, and decked seating areas, ideal for outdoor entertaining. To the front, the driveway offers ample off-road parking and leads to a garage.

Set within a semi-rural village location, the property is conveniently placed for local amenities, schools, and transport links, with easy access to Selby, Goole, and surrounding road networks including the M62, making it a popular choice for families and professionals alike.

## GROUND FLOOR ACCOMMODATION

### Hall

15'5" x 3'10" (4.71m x 1.17m)

### Ground Floor W.C

5'5" x 2'11" (1.66m x 0.91m)

### Lounge

17'6" x 10'0" (5.34m x 3.05m)

### Dining Room

16'2" x 12'8" (4.95m x 3.88m)

### Kitchen

14'7" x 11'1" (4.45m x 3.39m)

### Bedroom Six/Snug

11'1" x 8'7" (3.38m x 2.64m)

## FIRST FLOOR ACCOMMODATION

### Landing

### Bedroom One

13'4" x 10'0" (4.08m x 3.05m)

### En-Suite

9'3" x 3'8" (2.82m x 1.13m)

### Bedroom Four

8'6" x 8'3" (2.61m x 2.54m)

### Bedroom Five

8'3" x 8'2" (2.54m x 2.51m)

### Bathroom

6'5" x 5'5" (1.98m x 1.67m)

## SECOND FLOOR ACCOMMODATION

### Landing

### Bedroom Two

15'8" x 11'4" (4.80m x 3.47m)

### Bedroom Three

15'8" x 8'5" (4.80m x 2.58m)

### Shower Room

7'3" x 6'5" (2.21m x 1.97m)

## EXTERIOR

### Front

The front of the property is laid to lawn with driveway to the side leading to Garage with up and over door.

### Rear

The enclosed rear garden has a raised decking area, a patio, a lawn and gated side access.

## DIRECTIONS

From the centre of Selby head out on the A19 towards Burn, pass through Burn and Chapel Haddlesey and continue down the A19 until you come to a small roundabout where Eggborough Power Station and take the second exit. Continue to the next roundabout and take the third exit right signposted Eggborough. Head into Eggborough go straight across the next round about and then take your second right onto Sycamore Avenue.

## 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: Leasehold

Lease Details: Ground Rent £95 per year

Length of Lease: 976 years left

Local Authority: North Yorkshire  
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, Solar Panels  
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.

### 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.

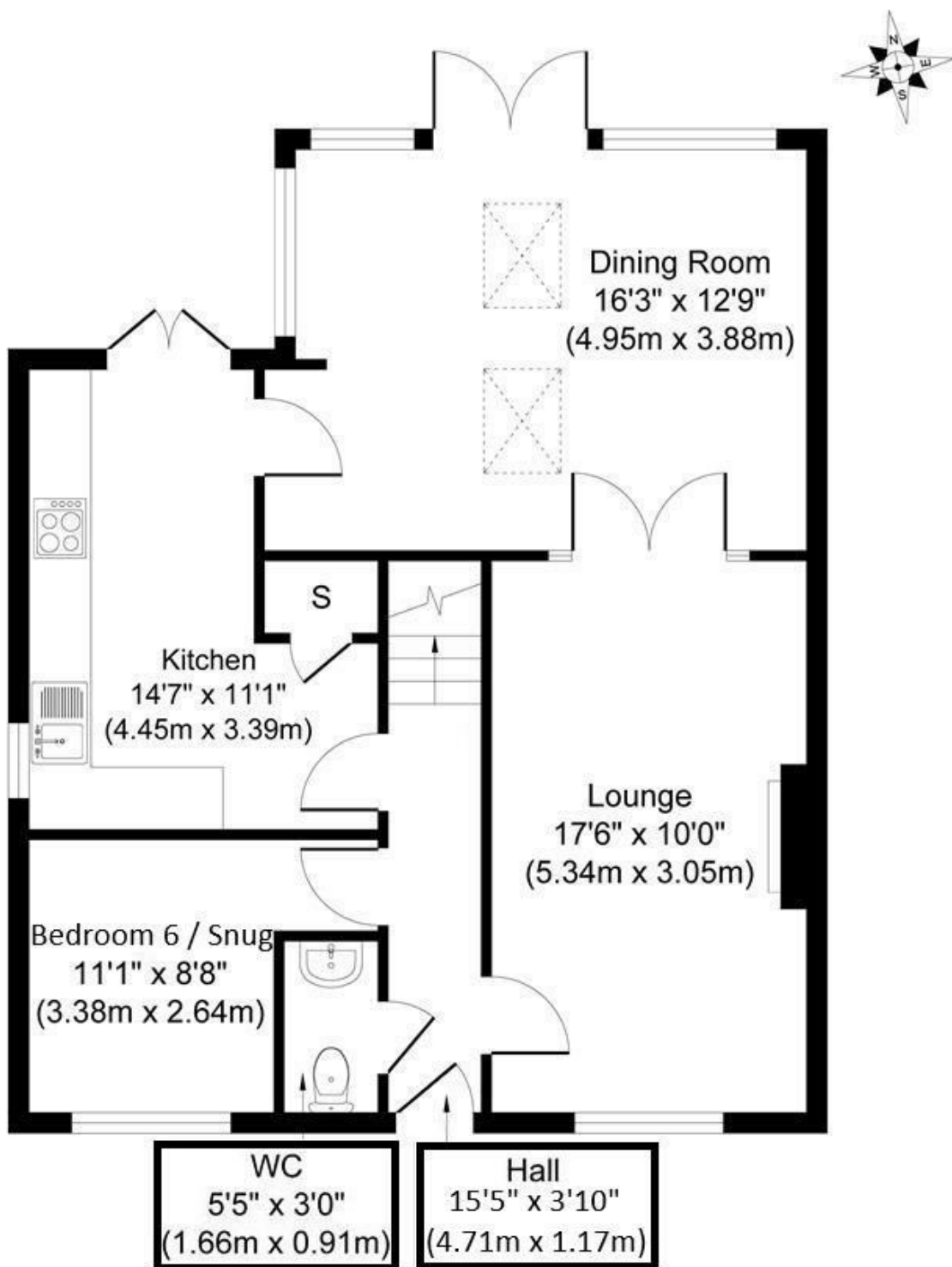
### OPENING HOURS

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

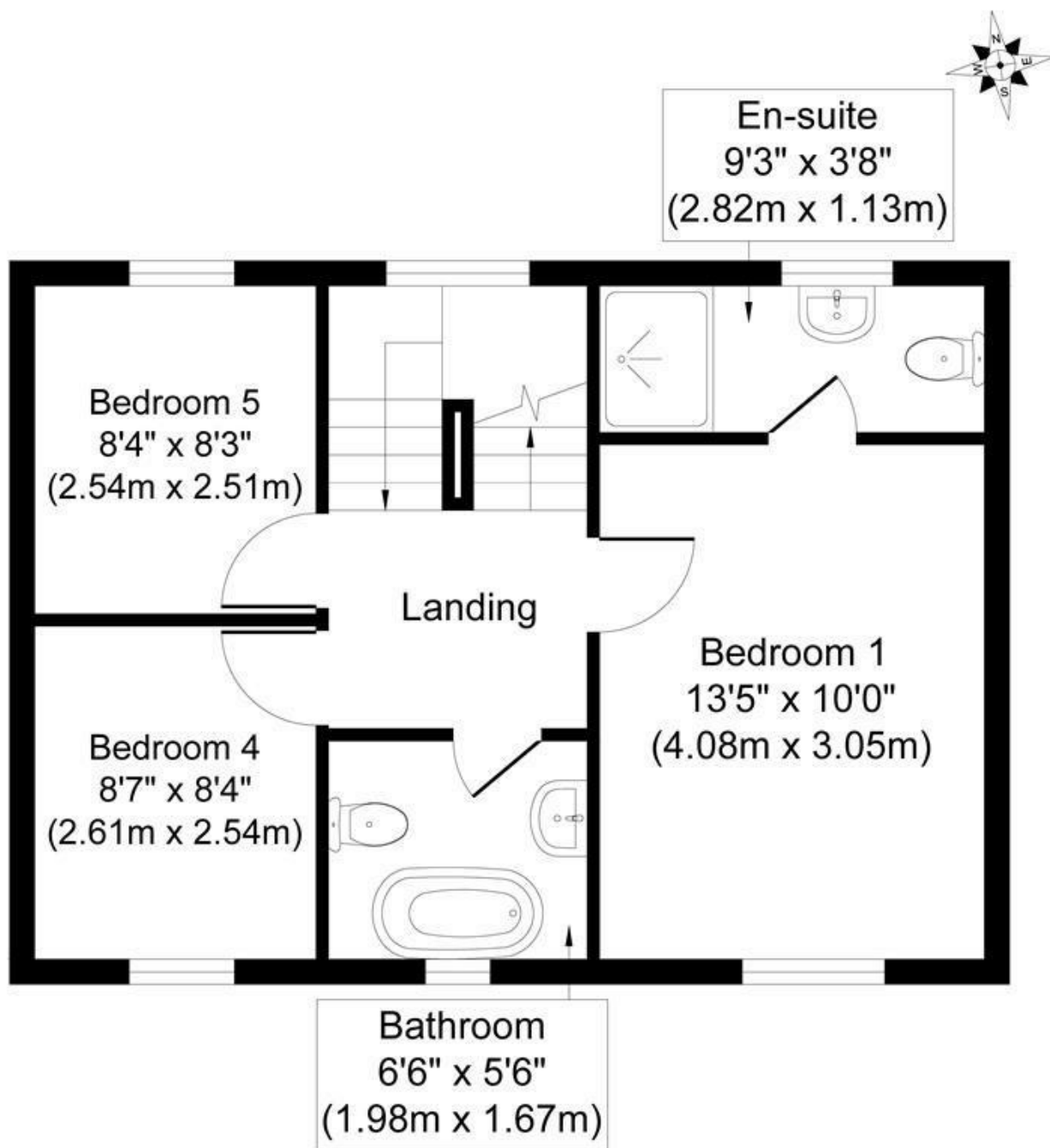
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124  
GOOLE - 01405 761199  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**696 sq. ft**  
**(64.68 sq. m)**

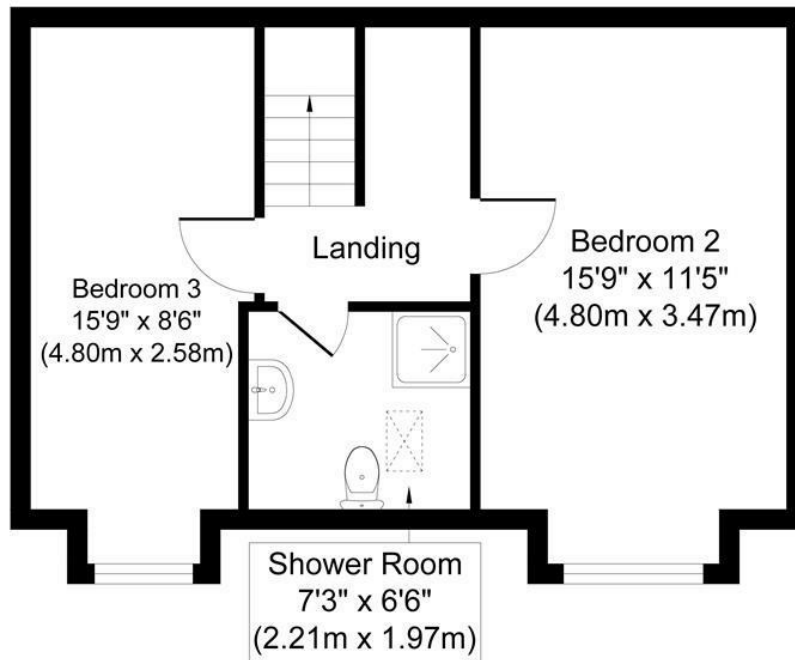
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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**  
**433 sq. ft**  
**(40.21 sq. m)**

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**Second Floor**  
**Approximate Floor Area**  
**406 sq. ft**  
**(37.67 sq. m)**

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