

# Park Rôw



**Croysdale Terrace, Eggborough, Goole, DN14 0LF**

**£160,000**



\*\* NO UPWARD CHAIN \*\* SOUTH-WEST FACING ENCLOSED REAR GARDEN \*\* Situated in the village of Eggborough, with great access to the M62, this beautifully presented Mid-Terrace property briefly comprises: Kitchen Diner, Utility / Ground Floor W.C, Lounge and Rear Hall. To the First Floor are two bedrooms and a Bathroom, with a further bedroom to the Second Floor. Externally, the property benefits from an enclosed garden to the rear with detached garage and stoned hardstanding to provide off-street parking. 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 panels to the front elevation, leading through into:

### Kitchen Diner

12'5" x 10'8" (3.79m x 3.27m)



Range of timber fronted base and wall units with brass handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into granite effect laminate worksurface with bevelled edge, brick tiled splashback. Integrated appliances include: electric oven, four ring ceramic hob, electric extractor fan with downlighting, fridge and freezer. UPVC double glazed window to the front elevation. Plumbing for washing dishwasher, tiled flooring, central heating radiator, underfloor heating, picture rail and doors leading off.



## Utility / Ground Floor W.C

10'6" x 3'10" (3.21m x 1.18m)



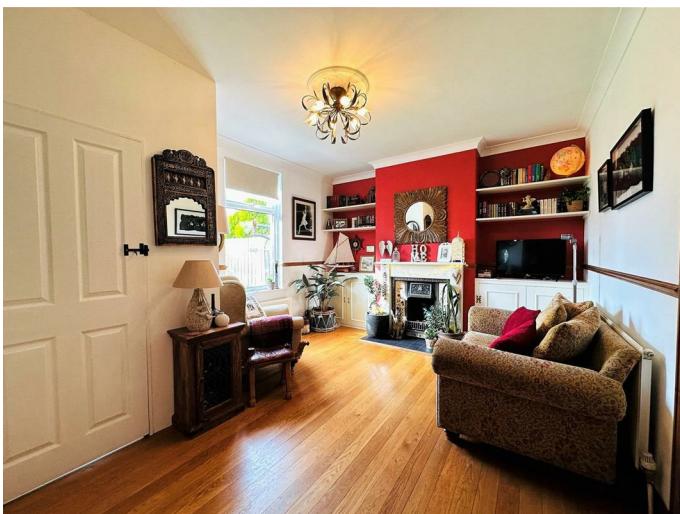
Granite effect laminate worksurface with plumbing for washing machine and location of 'Ideal Classic' central heating boiler. White low flush w.c with chrome fittings. White wall-mounted wash hand basin with chrome mixer tap over and tiled splashback. UPVC double glazed frosted window to the front elevation. Tiled flooring and chrome heated towel rail.

### Lounge

16'10" x 11'10" (max) (5.15m x 3.61m (max))



Coal effect 'Living Flame' gas fireplace with 'Adam' style back, tiled hearth and decorative timber surround. UPVC double glazed window to the rear elevation. Storage cupboards and further under stairs shelving alcove. Wood flooring, central heating radiators, television and telephone points. Door leading through into:

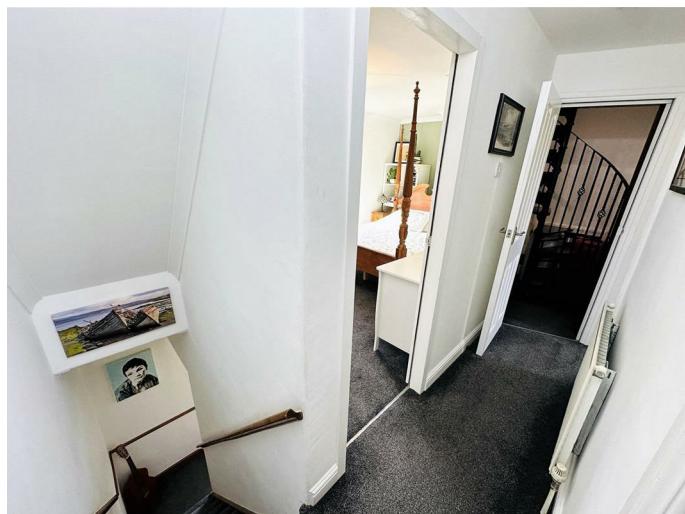


### Rear Hall

3'11" x 3'1" (1.21m x 0.94m)

Composite panel effect 'Stable' style door with top section having double glazed panel and further uPVC double glazed skylight window to the rear elevation. Wood flooring with stairs leading to the First Floor Accommodation.

### First Floor Accommodation - Landing



Central heating radiator and doors leading off.

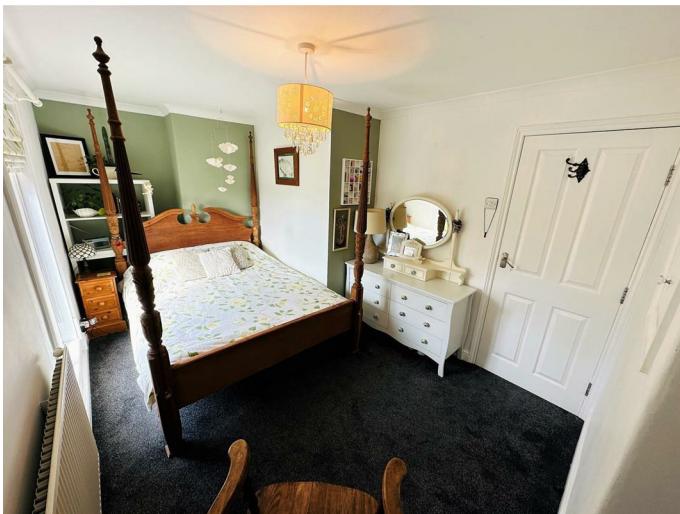
### Bedroom One

16'10" x 8'10" (max) (5.14m x 2.70m (max))



UPVC double glazed window to the rear elevation. Central heating radiator and over stairs storage cupboard.





### Bedroom Two

10'7" x 8'4" (3.23m x 2.56m)



White fronted fitted wardrobes with pewter bowed handles. UPVC double glazed window to the front elevation and central heating radiator.

### Bathroom

10'6" x 7'11" (3.21m x 2.43m)



Roll top, claw footed bath with chrome mixer tap and shower attachment. White low flush w.c with chrome fittings. White UPVC double glazed frosted window to the front elevation. White pedestal wash hand basin with chrome mixer tap over and tiled splashback. The bath and shower area is tiled to ceiling height. Exposed stained timber floorboards, central heating radiator and extractor fan.



### Stairwell

6'1" x 4'9" (1.87m x 1.47m)

Spiral staircase with decorative balustrade and spindles leading up to the Second Floor Accommodation. Central heating radiator.

## Second Floor Accommodation - Bedroom Three

13'8" x 11'8" (max) (4.18m x 3.58m (max))



Range of fitted wardrobes with wood doors and brass handles. Twin uPVC double glazed windows to the rear elevation, central heating radiator and telephone point.



## Exterior - Front



Outside lamp on PIR sensor and concrete pathway.

## Rear



Storm porch with outside electrical point, concrete path running along the rear of the property and further brick blocked patio area. Laid to lawn garden section with stepping stone pathway running through, herbaceous borders as well as mature established trees and shrubs. Detached brick built garage to the bottom of the garden with decorative blocked pathway leading to timber pedestrian access gate, giving access onto stoned hardstanding. The rear is fully enclosed with timber fence, timber posts and concrete posts.



## Detached Garage



UPVC double glazed window to the front elevation. 'Up-and-Over' door, timber pedestrian access door, power and lighting.

## 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. At the next roundabout take the first exit onto Selby Road and then turn left onto Croysdale Terrace. The property can be clearly Identified by our Park Row Properties 'For Sale' board.

## Council - Selby District Council

Tax Band - A

## Tenure - Freehold

## Council, Tax Banding and Tenure

Please note: The Council, Tax Banding and Tenure 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:

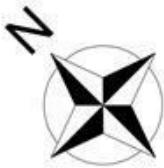
GOOLE - 01405 761199

SELBY - 01757 241124

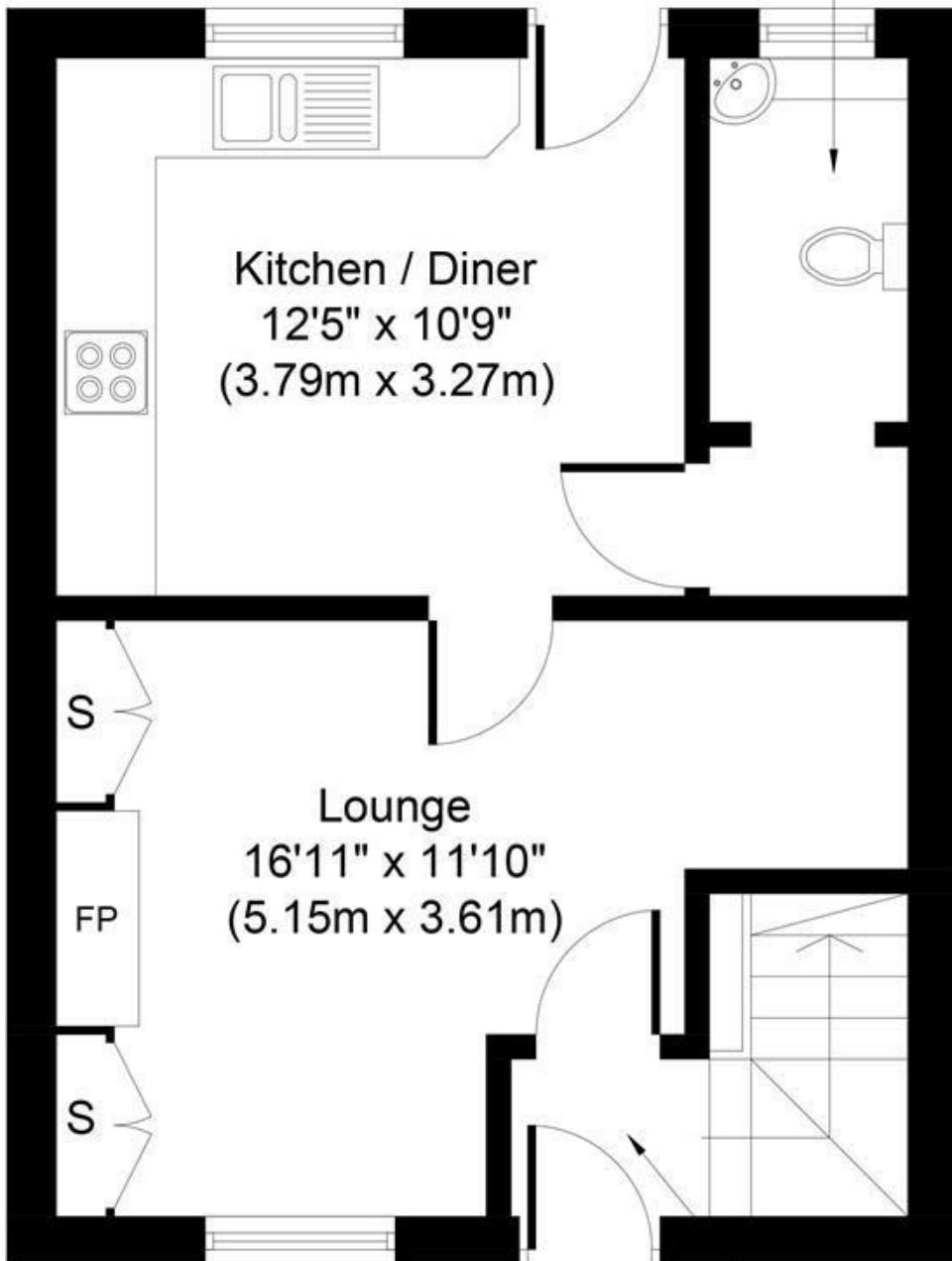
SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



WC / Utility  
10'6" x 3'10"  
(3.21m x 1.18m)



**Ground Floor**  
**Approximate Floor Area**  
**389 Sq. ft.**  
**(36.1 Sq. m.)**

Hall  
4'0" x 3'1"  
(1.21m x 0.94m)

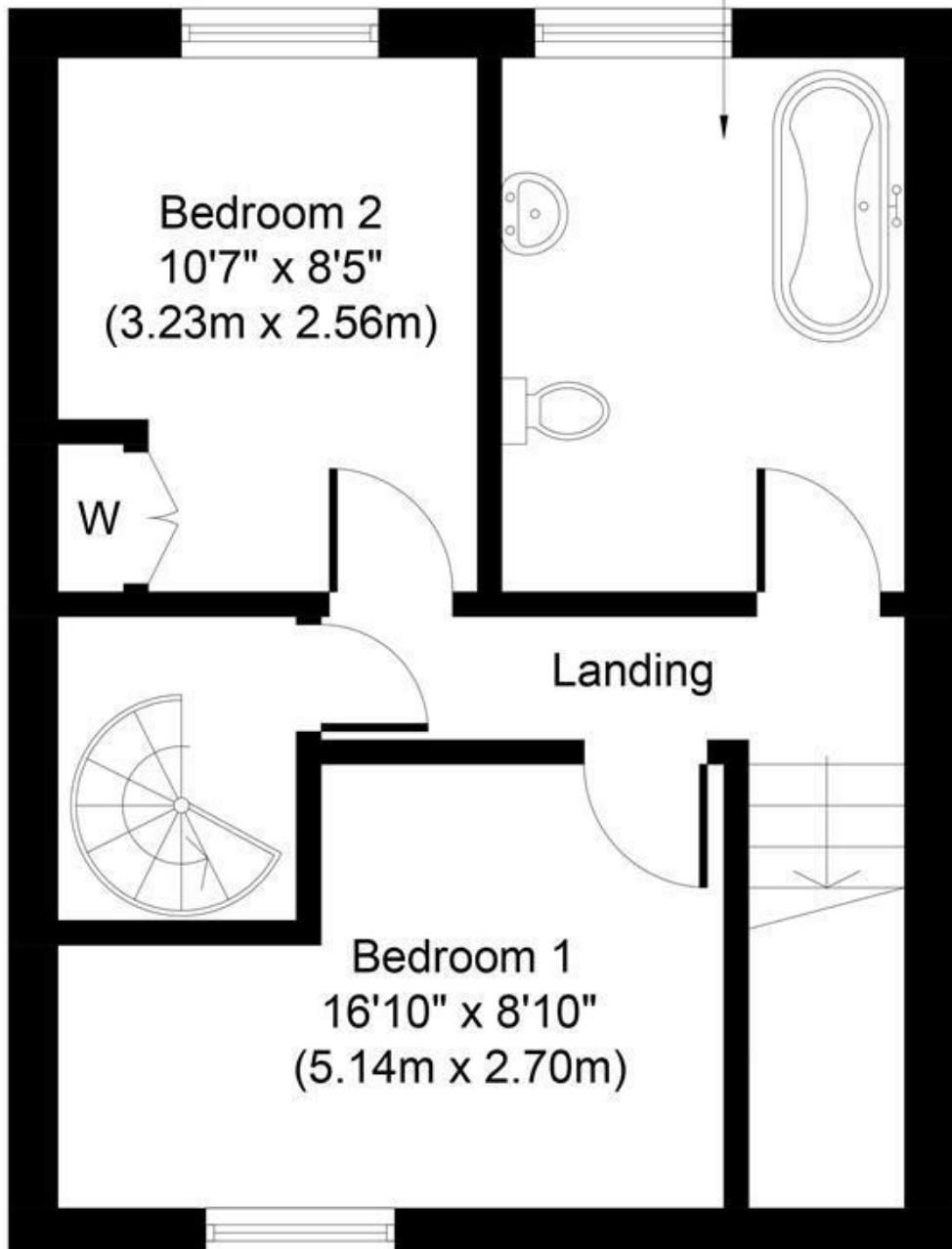
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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Bathroom  
10'6" x 8'0"  
(3.21m x 2.43m)

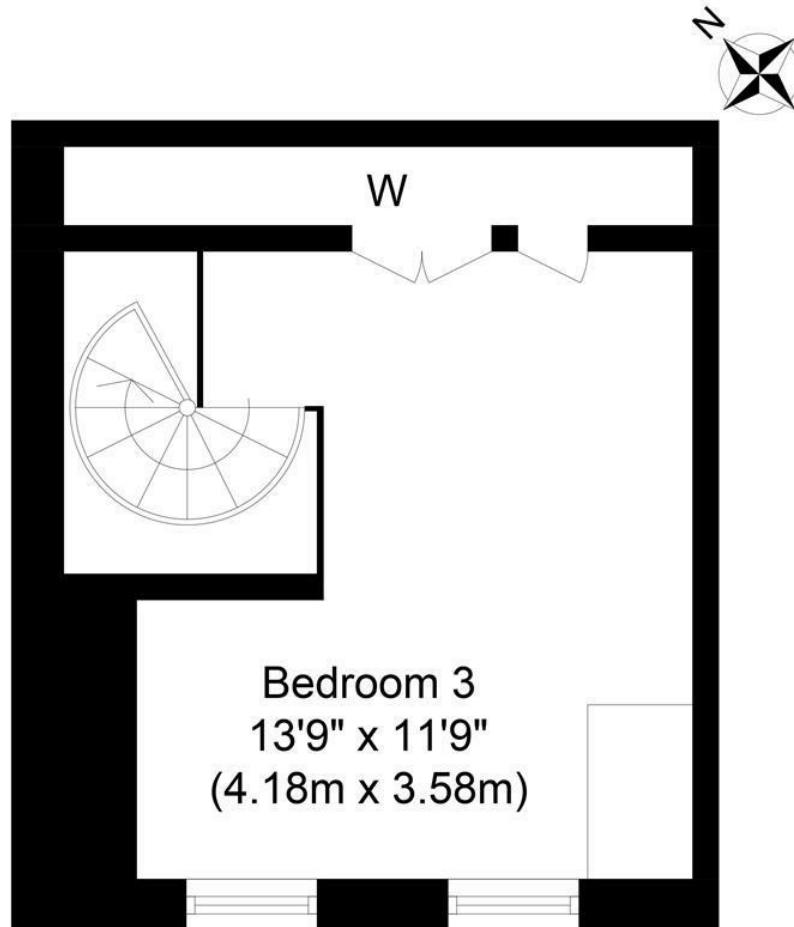


**First Floor**  
**Approximate Floor Area**  
**389 Sq. ft.**  
**(36.1 Sq. m.)**

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## Second Floor Approximate Floor Area 163 Sq. ft. (15.1 Sq. m.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(89-88)	C		
(87-86)	D		
(85-84)	E		
(83-82)	F		
(81-80)	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		
(81-91)	B		
(89-88)	C		
(85-84)	D		
(83-82)	E		
(81-80)	F		
(79-78)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			