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HERE TO GET *you* THERE

45 Sycamore Avenue, Eggborough, Goole, DN14 0WU



# 45 Sycamore Avenue, Eggborough, Goole, DN14 0WU

## Asking Price £330,000

### **DESCRIPTION**

Hunters (Selby) are delighted to offer for sale this beautifully presented four-bedroom detached home situated within the popular village of Eggborough with the option to purchase the freehold. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, dining room, cloakroom/w.c, living room, kitchen and utility room to the ground floor. To the first floor bedroom one with en-suite bathroom, three further bedrooms and a family bathroom. To the front of the property there is a driveway leading to an integral garage along with a garden laid to lawn. To the rear of the property there is a patio area perfect for summer dining along with a garden laid to lawn and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week.

### **LOCATION**

Eggborough is a conveniently situated village located just off the A19 Selby Doncaster Road. Shops, schools, public houses etc. are all within the village with main amenities located at Selby which is approximately 6 miles away. Eggborough is an ideal place for those wishing to use the motorway networks M62, M18 A1/M1 links.

### **DIRECTIONS**

From Selby take the A19 towards Doncaster, continue along until reaching the Eggborough roundabout, turn right onto Weeland Road then continue over next roundabout and turn right onto Sycamore Avenue, where the property can be identified.

### **Material Information - Selby**

Tenure Type; Leasehold

Council Tax Banding; D

EPC Rating : C

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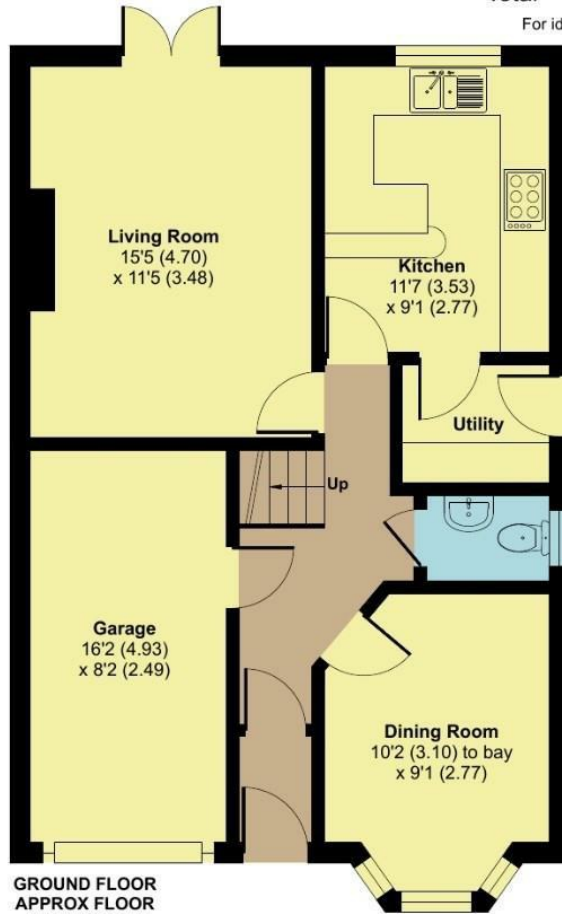
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Approximate Area = 1101 sq ft / 102.2 sq m

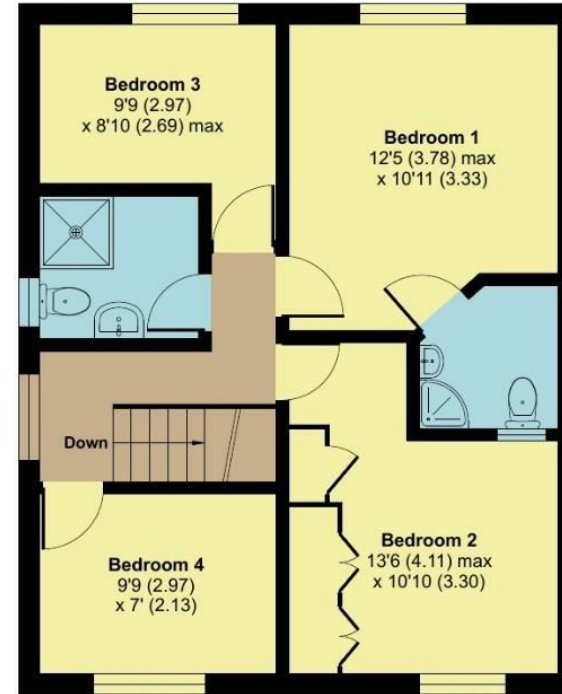
Garage = 128 sq ft / 11.8 sq m

Total = 1229 sq ft / 114.1 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 62 SQ M  
(668 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 52.1 SQ M  
(561 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Hunters Property Group. REF: 1119248

