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HERE TO GET *you* THERE

19 Millstone Lane, Eggborough, Goole, DN14 0YG

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Asking Price £415,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this immaculate extended four-bedroom detached home situated within the popular village of Eggborough. The property benefits from a gas central heating system, double glazing and briefly comprises an spacious entrance hall, living room, office/gym, stunning open plan kitchen/dining room/family room with bi-folding doors leading into the garden, utility room and downstairs cloakroom/w.c. to the ground floor. To the first-floor, bedroom one and bedroom two both with built in wardrobes and en-suite bathrooms. There is two further bedrooms and a family bathroom. To the front of the property a driveway leads to an integral garage along with a garden laid to lawn with shrubs. To the rear of the property there a patio area along with a further garden laid to lawn with shrub borders, summerhouse and fencing around the perimeter. Viewing highly recommended to appreciate the versatile living accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

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 left onto Selby Road and then left onto Millstone Lane where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; E

EPC Rating : B

Annual service charge £132.44.

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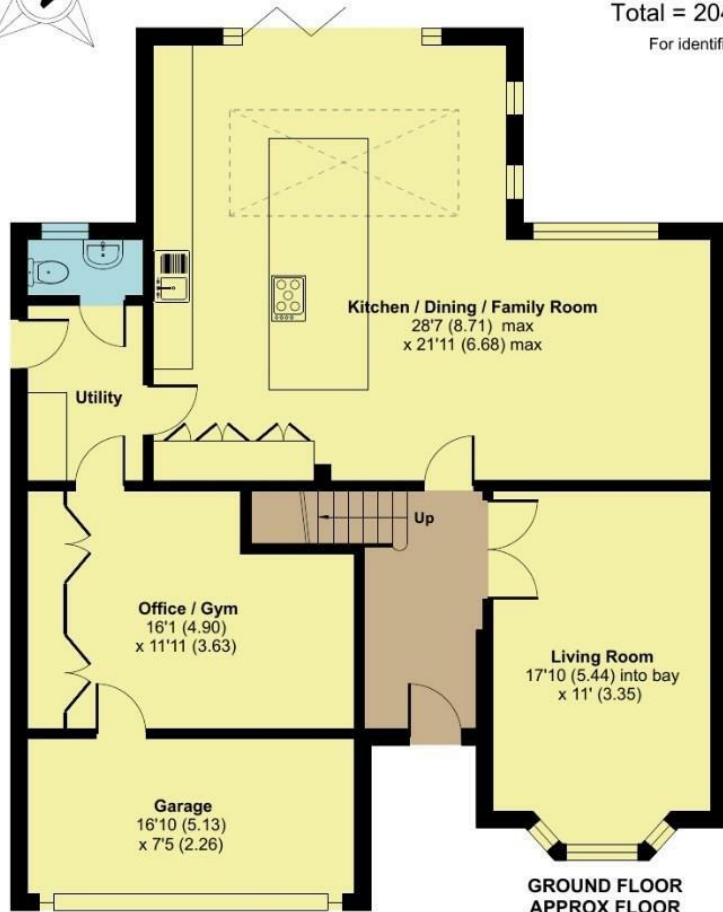
Millstone Lane, Eggborough, Goole, DN14

Approximate Area = 1920 sq ft / 178.3 sq m

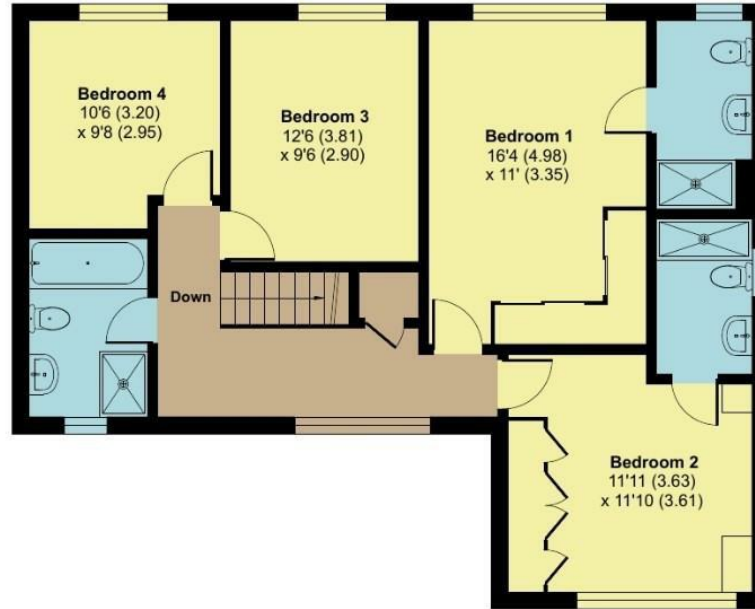
Garage = 129 sq ft / 11.9 sq m

Total = 2049 sq ft / 190.2 sq m

For identification only - Not to scale



**GROUND FLOOR
APPROX FLOOR
AREA 100.4 SQ M
(1081 SQ FT)**



**FIRST FLOOR
APPROX FLOOR
AREA 77.9 SQ M
(839 SQ FT)**



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2024. Produced for Hunters Property Group. REF: 1144394

