



HUNTERS  
FOR SALE

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

4 Rowan Close, Eggborough, Goole, DN14 0WS

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# 4 Rowan Close, Eggborough, Goole, DN14 0WS

Asking Price £340,000

## DESCRIPTION

Hunters (Selby) are delighted to offer for sale this four-bedroom detached home situated within the popular village of Eggborough. The property benefits from a gas central heating system, UPVC double glazing, wireless Intruder Alarm System, IP CCTV System and briefly comprises entrance hall, cloakroom/w.c, store room, living room with window seat which has built in storage, kitchen/dining room with French doors leading to the garden and utility room to the ground floor. To the first floor bedroom one with en-suite bathroom and built in wardrobes, 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 landscaped garden with decking area perfect for entertaining, bar 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 then turn left onto Rowan Close where the property can be identified by our Hunters for sale board.

## Material Information - Selby

Tenure Type; Freehold  
Council Tax Banding; D  
EPC Rating : C

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# Rowan Close, Eggborough, Goole, DN14



Approximate Area = 1246 sq ft / 115.7 sq m

Garage = 155 sq ft / 14.3 sq m

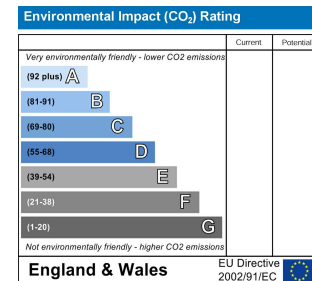
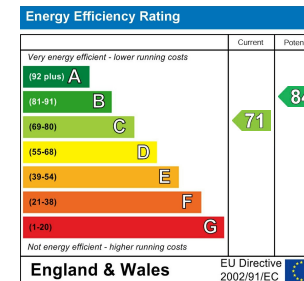
Outbuilding = 149 sq ft / 13.8 sq m

Total = 1550 sq ft / 143.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1157985





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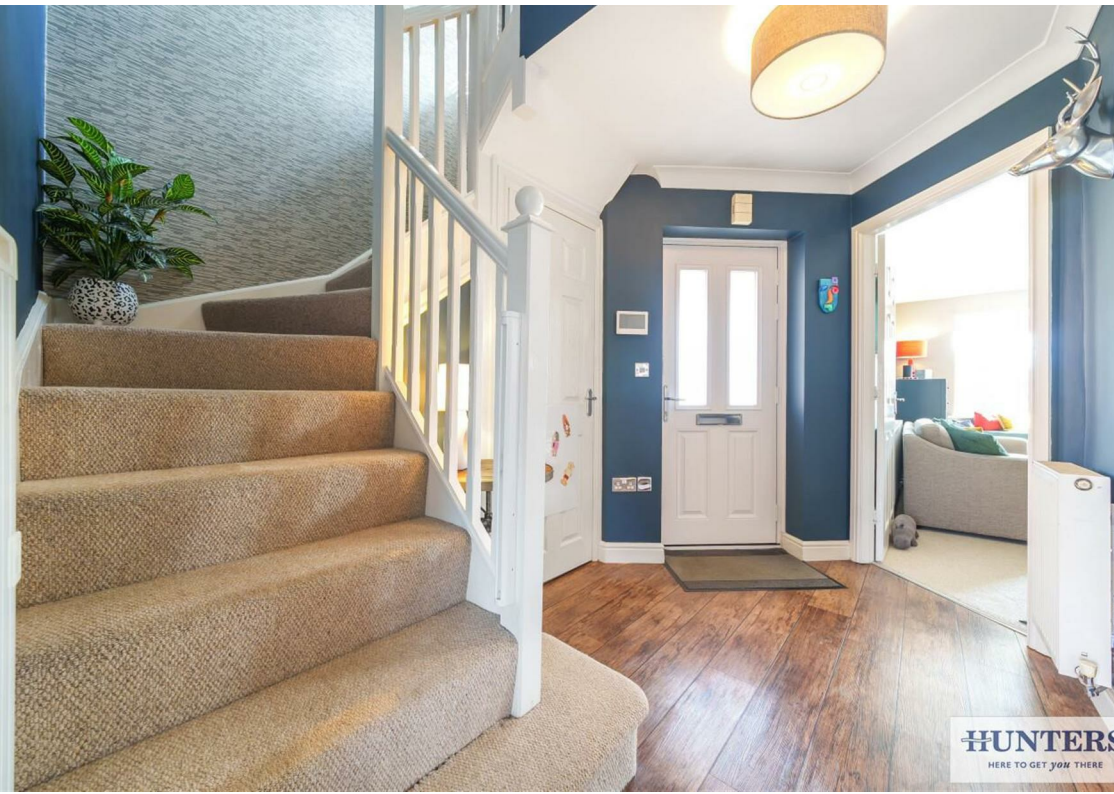
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