



HUNTERS[®]
HERE TO GET *you* THERE

18 Millstone Lane, Eggborough, Goole, DN14 0YG

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Guide Price £320,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this beautifully well presented 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, lounge, study/storage room, kitchen/dining room with French doors leading into the garden, utility room and downstairs cloakroom/w.c to the ground floor. To the first floor there is bedroom one with en-suite bathroom, three 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. To the rear of the property there a patio area along with a further graveled area and a garden laid to lawn with fencing around the perimeter. Viewing highly recommended to appreciate the 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; D
EPC Rating : B

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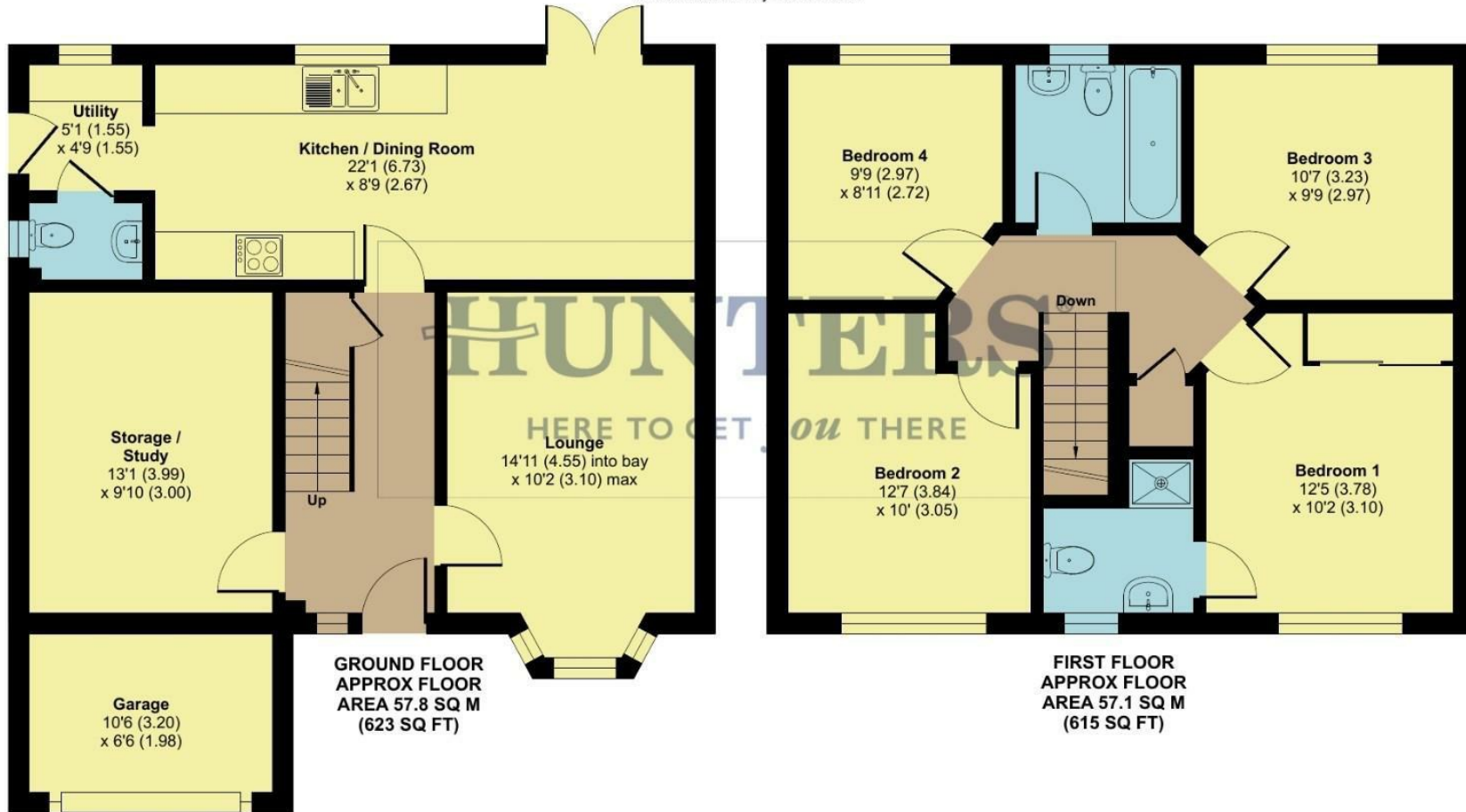


Approximate Area = 1238 sq ft / 115 sq m

Outbuilding = 65 sq ft / 6 sq m

Total = 1303 sq ft / 121 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). © nitchecom 2024. Produced for Hunters Property Group. REF: 1195199



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	







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