



HUNTERS[®]
HERE TO GET *you* THERE

21 Westfield Road, Eggborough, Goole, DN14 0TR

HUNTERS
HERE TO GET *you* THERE

21 Westfield Road, Eggborough, Goole, DN14 0TR

Asking Price £100,000

DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this three bedroom mid terrace home in need of a full renovation situated within the poplar village of Eggborough. The property benefits from electric storage heaters, double glazing windows and briefly comprises an entrance hall, downstairs cloakroom/w.c., lounge/dining room and kitchen to the ground floor. To the first floor there is three bedrooms and a family bathroom. To the front of the property there is a garden laid to lawn. To the rear of the property there is a courtyard garden with two outbuildings and fencing around the perimeter. Viewing comes highly recommended. 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 right onto Weeland Road then take the left hand turn onto Green Acres, turn right onto Westfield Road, where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding : A

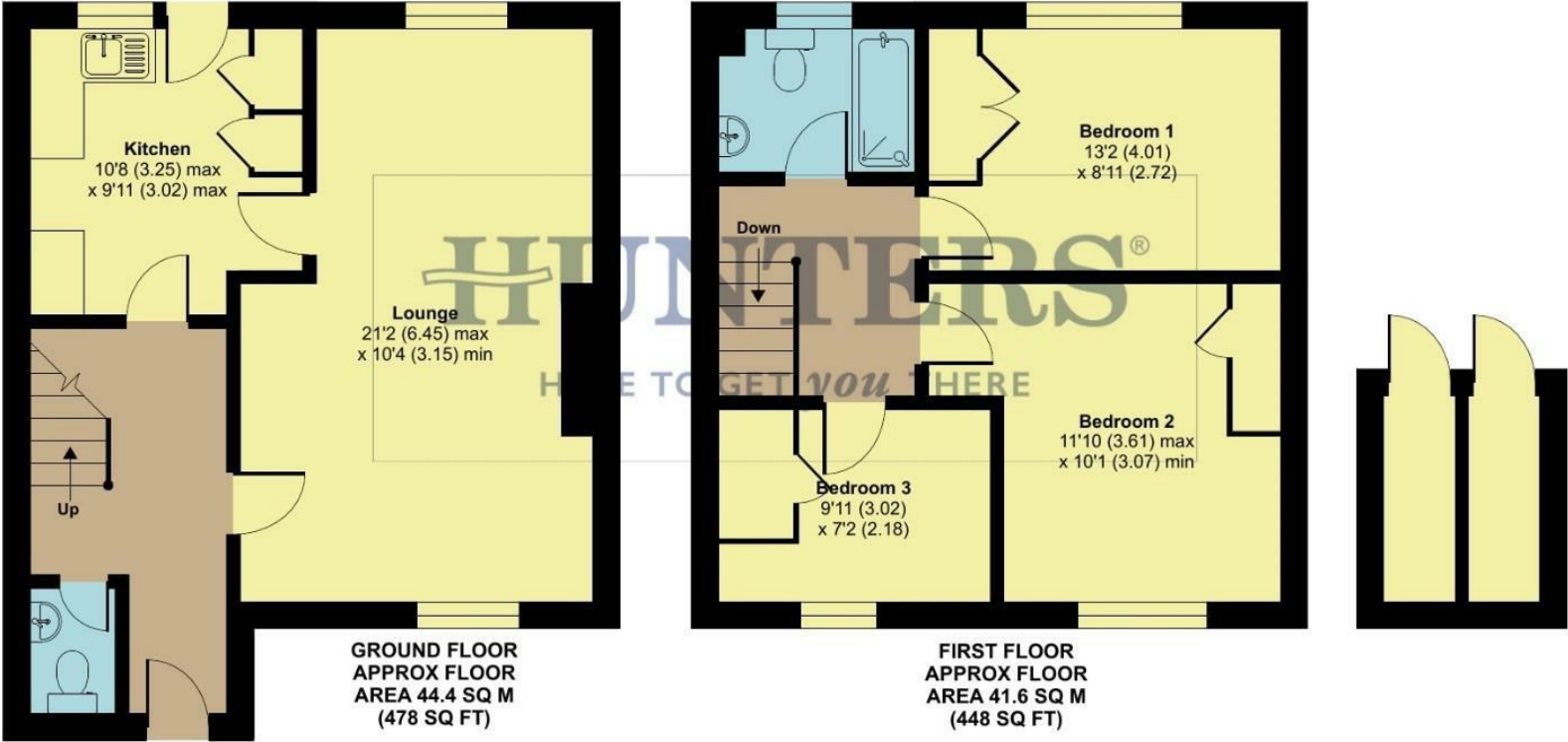
EPC Rating :

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884

selby@hunters.com | www.hunters.com

Westfield Road, Eggborough, Goole, DN14

Approximate Area = 926 sq ft / 86 sq m
 Outbuilding = 44 sq ft / 4.1 sq m
 Total = 970 sq ft / 90.1 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: 1205593



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		48	85
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	







