



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

1 Tabard Hamlet, Eggborough, Goole, DN14 0UR

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## Offers In Excess Of £325,000

### DESCRIPTION

NO ONWARD CHAIN. Hunters Selby are delighted to offer for sale this 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 entrance hall, lounge, open plan kitchen with island, downstairs cloakroom/w.c and snug to the ground floor. To the first floor bedroom one has en-suite bathroom. There is three further bedrooms and a family bathroom. To the front of the property there is a driveway leading to a single garage along with a garden laid to lawn. To the rear of the property there is a further garden laid to lawn with patio area, shrub borders, outbuilding and fencing around the perimeter. Viewing comes 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, at the roundabout turn right onto Weeland Road. Go through the next roundabout then turn left onto Kellington Road, then turn left onto Tabard Road, then take a final hand turn onto Tabard Hamlet where the property can be identified by our Hunters for sale board.

### Material Information - Selby

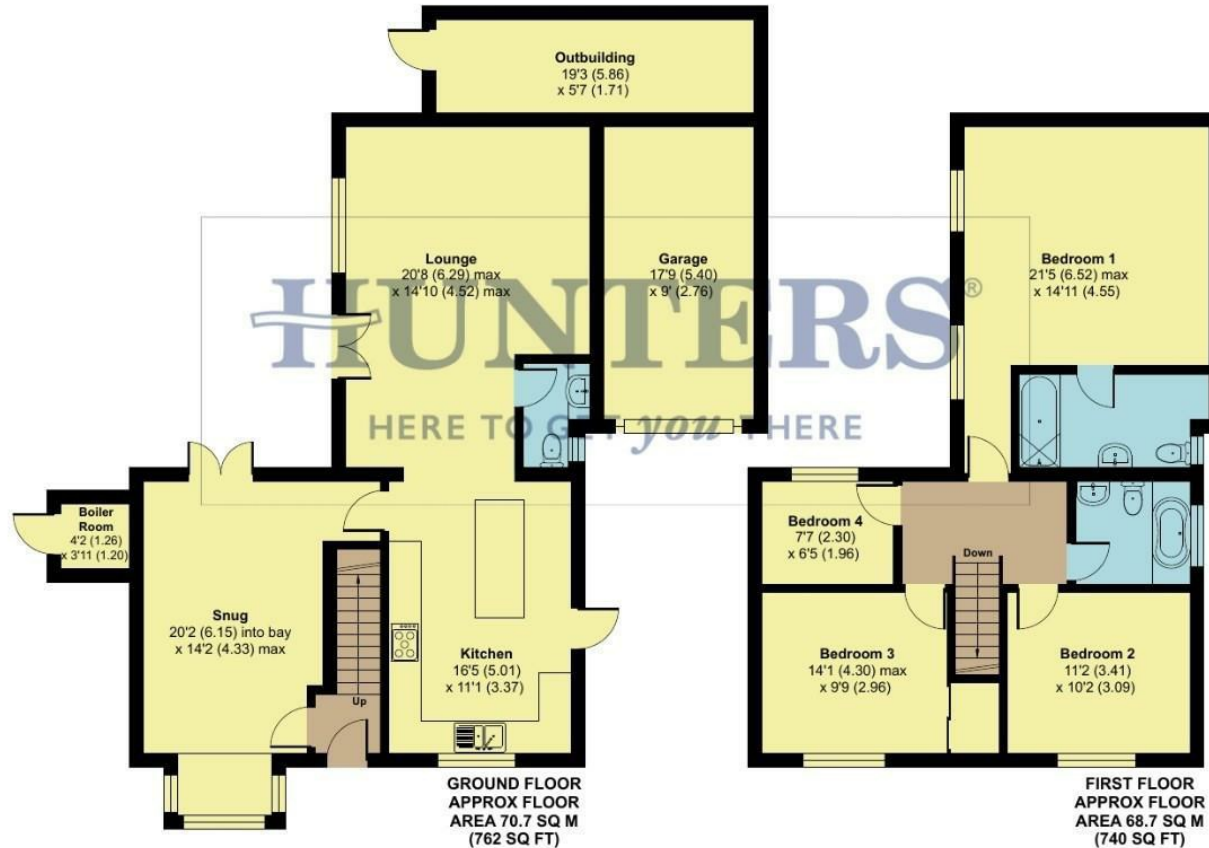
Tenure Type; Freehold  
Council Tax Banding; C  
EPC Rating : C

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Approximate Area = 1502 sq ft / 139.5 sq m  
Garage = 161 sq ft / 14.9 sq m  
Outbuilding & Boiler Room = 124 sq ft / 11.5 sq m  
Total = 1787 sq ft / 165.9 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.  
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