



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

39 Green Acres, Eggborough, Goole, DN14 0TQ

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# 39 Green Acres, Eggborough, Goole, DN14 0TQ

## Offers Over £200,000

### DESCRIPTION

Hunters Selby are delighted to offer for sale this beautifully, well presented three bedroom, semi-detached home situated within the poplar village of Eggborough. The property benefits from a gas central heating system, UPVC double glazed windows and includes an entrance hall, reception room, kitchen/dining room and family bathroom to the ground floor. The first floor comprises of three bedrooms, with a toilet and wash basin, accessible from both bedrooms one and two. To the front of the property there is a generous driveway with parking for several cars, along with a garden laid to lawn, mature shrubs and patio area, laid with Indian Sandstone. To the rear of the property there is a patio area, garden laid to lawn, greenhouse and single garage, with 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, turn right onto Weeland Road then take the left hand turn onto Green Acres where the property can be identified by our Hunters for sale board.

### Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; A

EPC Rating : C

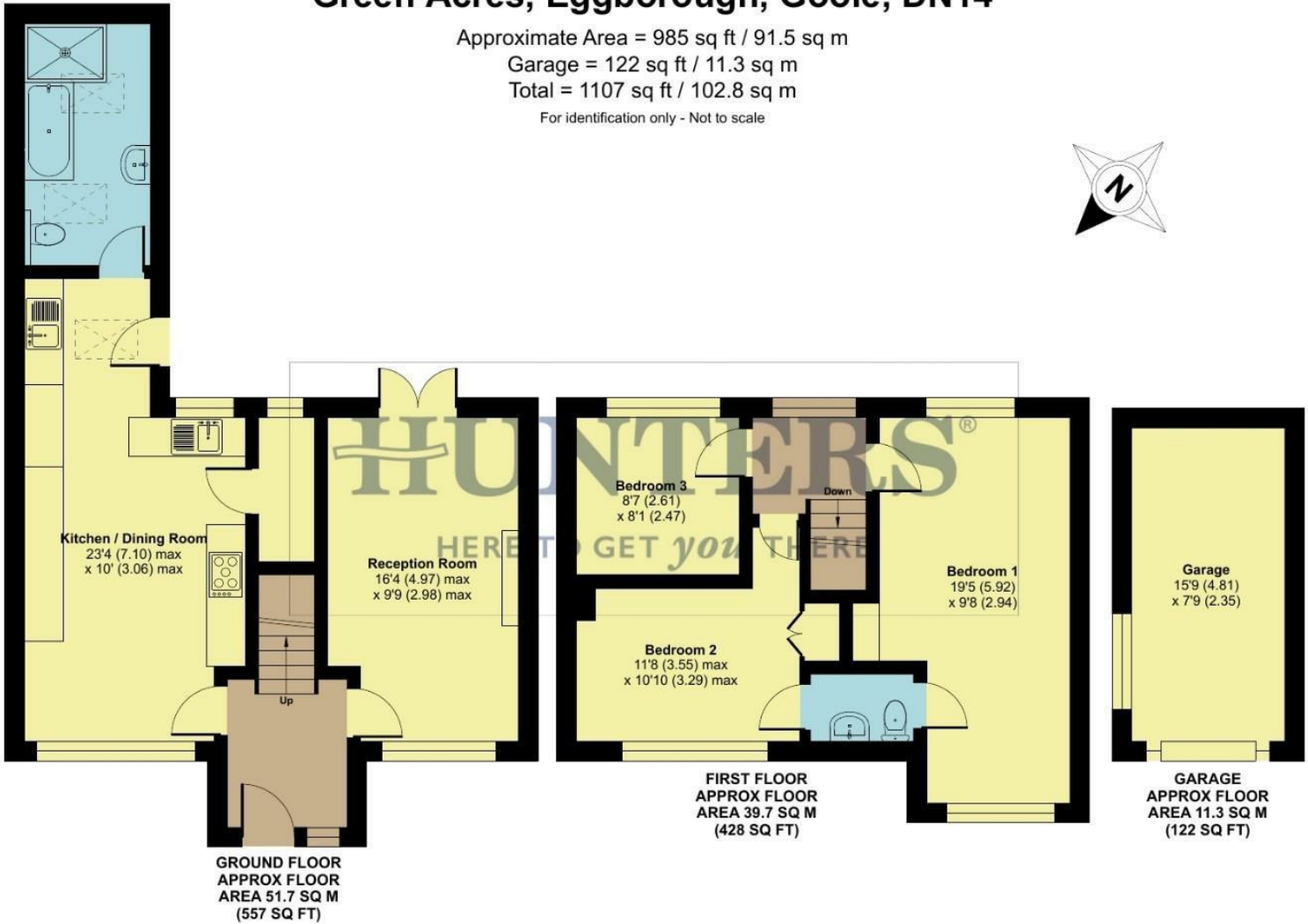
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Approximate Area = 985 sq ft / 91.5 sq m  
Garage = 122 sq ft / 11.3 sq m  
Total = 1107 sq ft / 102.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Hunters Property Group. REF: 1239955



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		
		83
	70	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

















