



HUNTERS®
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1 The Hamlet, Eggborough, Goole, DN14 0UN

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Asking Price £345,000

DESCRIPTION

Situated in a cul de sac position. 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, UPVC double glazing, solar panels and briefly comprises a spacious entrance hall, downstairs cloakroom/w.c, sitting room with log burning stove, dining room, study, and kitchen 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 with parking for several vehicles which leading to a double garage and carport. To the rear of the property there a generous sized landscaped wrap around garden with patio area, mature trees, garden laid to lawn, workshop 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. Take a further right onto Kellington Court then continue onto The Hamlet where the property can be identified by our Hunters for sale board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; E
EPC Rating :B

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Approximate Floor Area = 159.8 sq m / 1720 sq ft
Outbuilding = 8.3 sq m / 89 sq ft
Total = 168.1 sq m / 1809 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #93631

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











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