



**HUNTERS®**  
HERE TO GET *you* THERE

29 Sycamore Avenue, Eggborough, Goole, DN14 0WU

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# 29 Sycamore Avenue, Eggborough, Goole, DN14 0WU

## Asking Price £250,000

### DESCRIPTION

CHAIN FREE! Hunters (Selby) are delighted to offer for sale this three bedroom detached home situated within the popular village of Eggborough. The property benefits from a gas central heating system, UPVC double glazing, EV charge point and briefly comprises entrance hall sitting room, kitchen/dining room, downstairs cloakroom/w.c and utility room to the ground floor. To the first floor bedroom one with en-suite bathroom, two further bedrooms and a family bathroom. To the front of the property there is a driveway leading to an integral garage along with a gravel area. To the rear of the property there is garden laid to lawn with patio area, fencing around the perimeter and open views. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week.

### 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 continue over next roundabout and turn right onto Sycamore Avenue, where the property can be identified.

### Material Information - Selby

Tenure Type; Leasehold

Council Tax Banding; C

EPC Rating : D

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Ground Floor



First Floor



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 #97884

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		84
	65	
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		















