



HUNTERS[®]
HERE TO GET *you* THERE



Westfield Road, Eggborough, Goole

Per Month £875 Per Month



DESCRIPTION

Hunters Selby are delighted to offer to let this three bedroom mid terrace home which has undergone a full renovation situated within the popular village of Eggborough. The property benefits from new gas central heating, double glazed 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 are 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

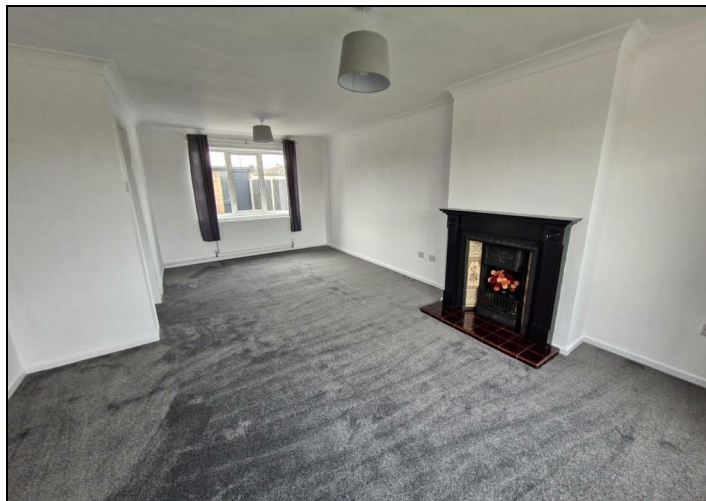
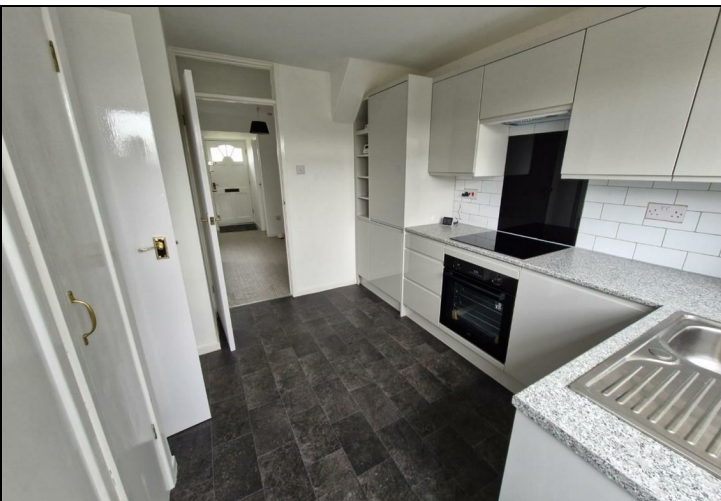
Council Tax Banding : A

EPC Rating : C



KEY FEATURES

- AVAILABLE NOW
- FULLY RENOVATED
- NEW GAS CENTRAL HEATING SYSTEM
- UPVC DOUBLE GLAZING
- COURTYARD GARDEN
- VIEWING HIGHLY RECOMMENDED
- VILLAGE LOCATION
- EPC RATING : C
- NO PETS







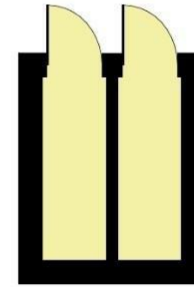
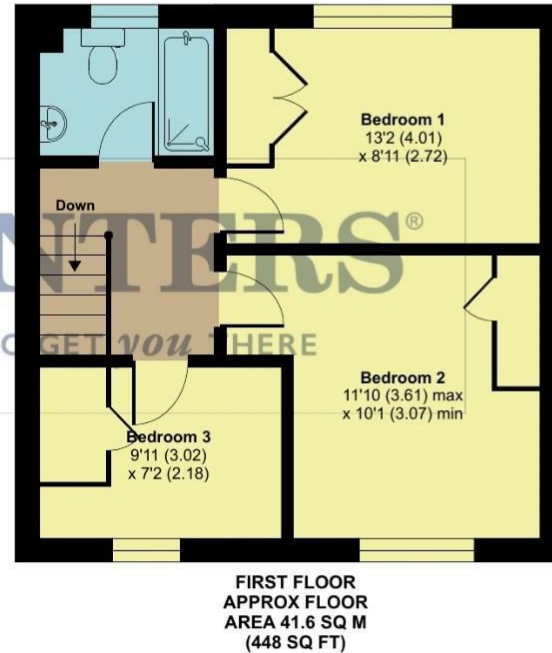
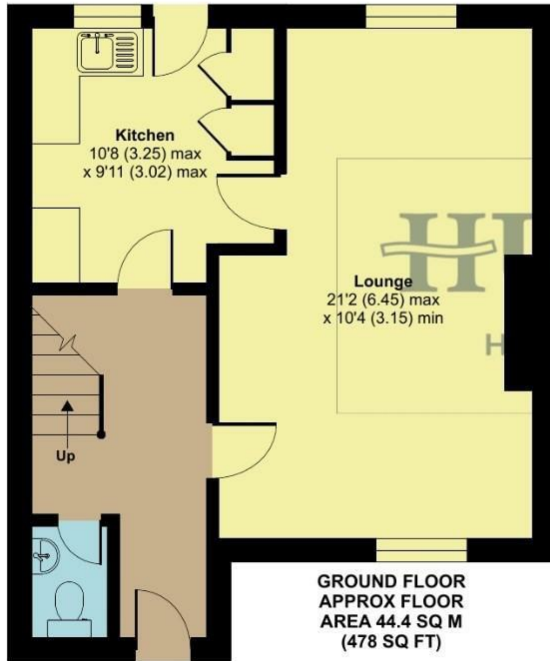
Westfield Road, Eggborough, Goole, DN14

Approximate Area = 926 sq ft / 86 sq m

Outbuilding = 44 sq ft / 4.1 sq m

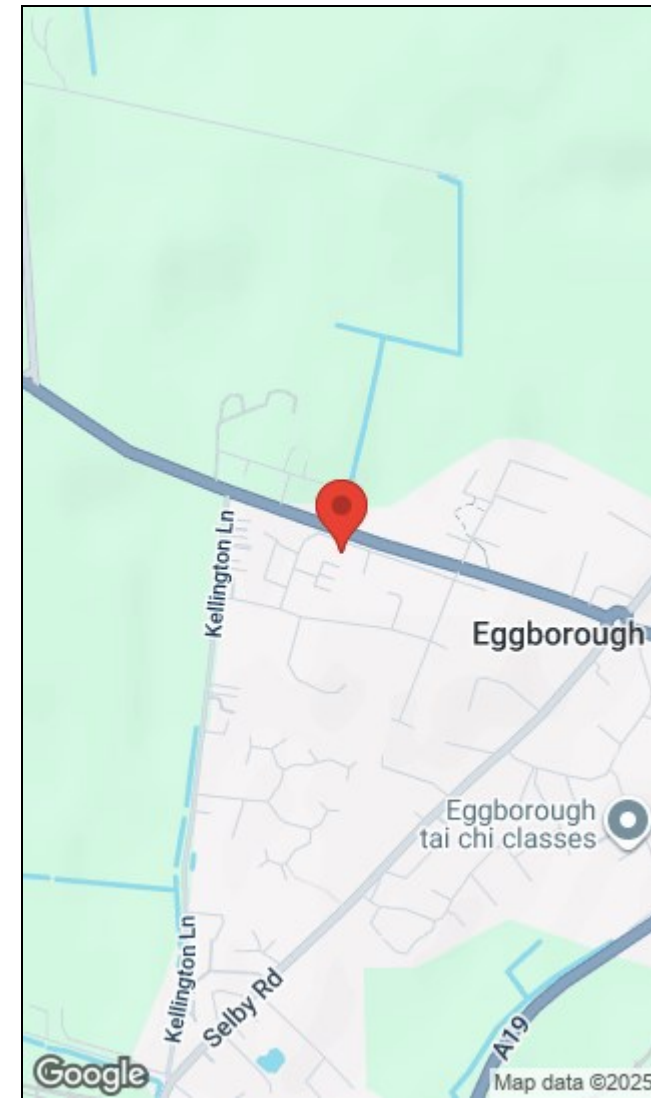
Total = 970 sq ft / 90.1 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1205593



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		
		86			
		75			
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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