



**HUNTERS**<sup>®</sup>  
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12 Rowan Close, Eggborough, DN14 0WS

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# 12 Rowan Close, Eggborough, DN14 0WS

Asking Price £330,000

## DESCRIPTION

Hunters (Selby) are delighted to offer for sale this four-bedroom detached home situated within the popular village of Eggborough. The property benefits from a gas central heating system, UPVC double glazing and briefly comprises entrance hall, cloakroom/w.c, store room, lounge, dining room, conservatory, kitchen and utility room to the ground floor. To the first floor bedroom one with en-suite, three further bedrooms and a family bathroom. To the front of the property there is a driveway leading to an integral garage along with a graveled area. To the rear of the property there is a landscaped garden with patio area, garden laid to lawn, open countryside views and fencing around the perimeter. 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 then turn left onto Rowan Close where the property can be identified by our Hunters for sale board.

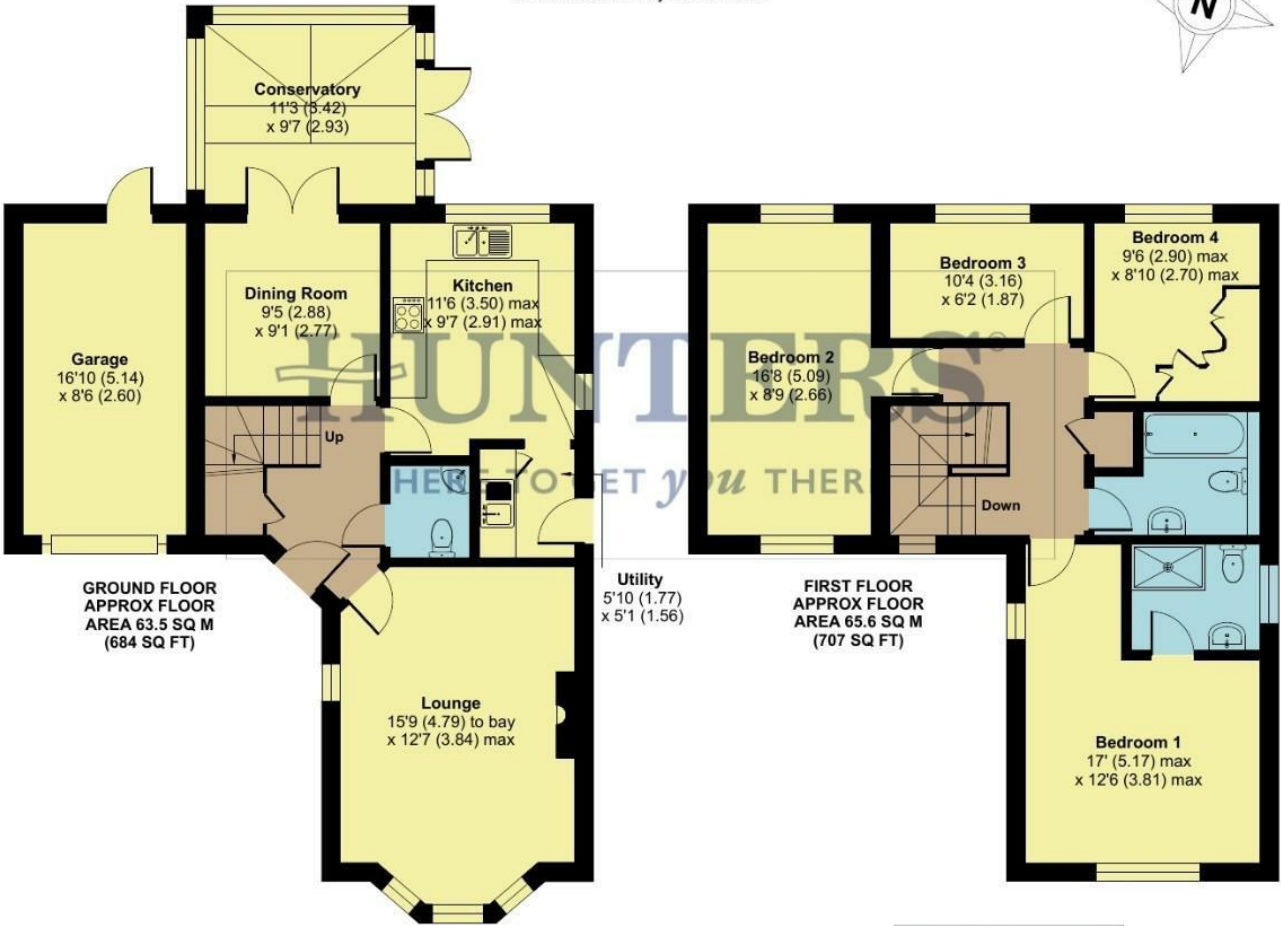
## Material Information - Selby

Tenure Type; Leasehold  
Annual Ground Rent - £80,00  
Council Tax Banding;  
EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884  
selby@hunters.com | www.hunters.com

Rowan Close, Eggborough, Goole, DN14

Approximate Area = 1391 sq ft / 129.2 sq m  
Garage = 145 sq ft / 13.4 sq m  
Total = 1536 sq ft / 142.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Hunters Property Group. REF: 1383612.



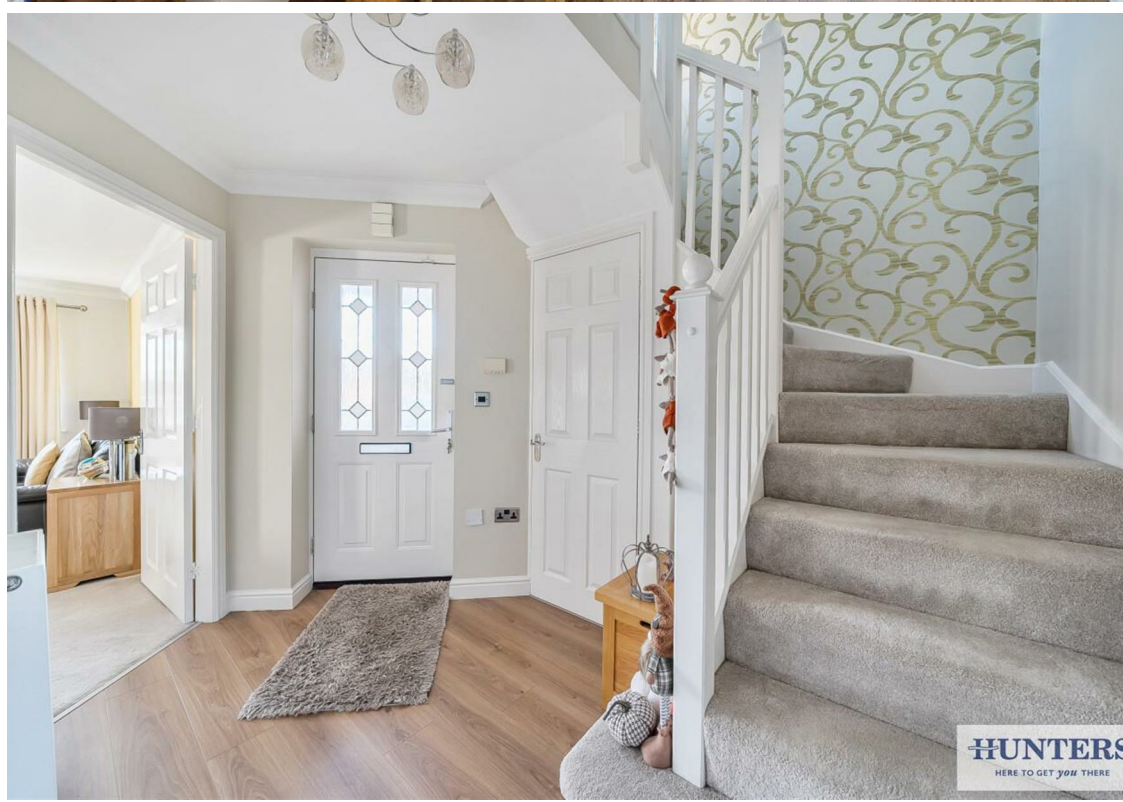
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (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 |         |           |
|                                             | 72      | 79        |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| 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 |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

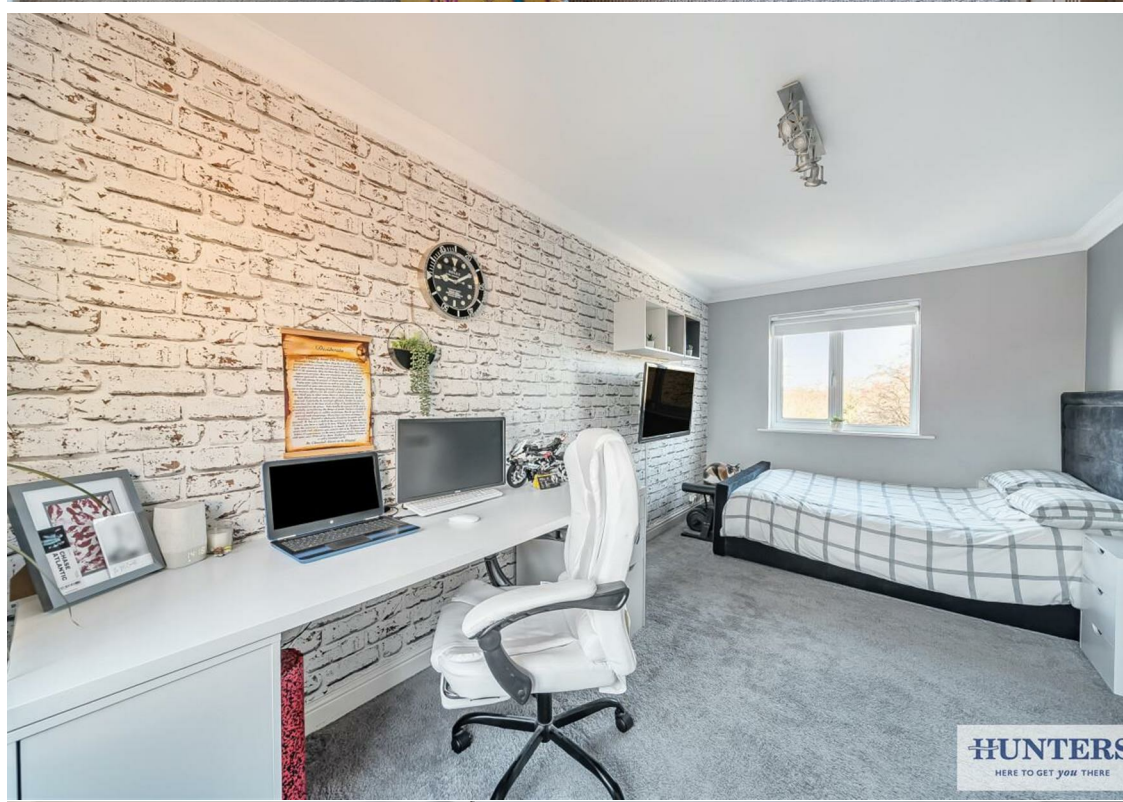




















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