



Tabard Road, Eggborough GOOLE DN14 0UP

welcome to

Tabard Road, Eggborough GOOLE

Stunning detached four bedroom property, With a double garage and a front and rear garden

Entrance Porch

With door to the front aspect of the property, radiators, spotlights, laminated flooring.

Entrance Hall

With understairs storage, storage cupboard, laminated flooring.

Downstairs Wc

With tiled walls and floors, window to the front aspect of the property, spot lights and loft hatch, wash hand basin, wash hand basin, WC.

Study

7' 10" x 6' 4" (2.39m x 1.93m)

With laminated flooring, window to the front aspect of the property, radiator.

Lounge

17' 10" plus bay x 11' 8" (5.44m plus bay x 3.56m)
Fitted with carpets, wall mounted electric fire, TV point, bay window to the front aspect of the property, two radiators.

Kitchen/diner

26' 3" x 9' 8" (8.00m x 2.95m)

With a range of fitted wall and base units including breakfast bar island, under counter LED lighting, USB charging sockets, integrated appliances including microwave oven, fridge, induction hob, dishwasher. Also including laminated flooring, spotlights, french doors and window to the rear aspect of the property, two radiators.

Landing

Fitted with carpets, loft hatch and ladder access to part boarded loft, storage cupboard, spotlights, airing cupboard with Worcester boiler.

Master Bedroom

12' 1" plus recess x 11' 8" to wardrobe (3.68m plus recess x 3.56m to wardrobe)

Double bedroom fitted with carpet, built in wardrobes, ceiling fan, radiator. Window to the front aspect of the property.

En Suite

With tiled walls and flooring, walk in shower with rainfall shower head, spotlights, built in shelves, towel radiator, WC, extractor fan.

Bedroom Two

13' 8" Max x 9' 4" Max (4.17m Max x 2.84m Max)

Double bedroom fitted with carpet, radiator, window to the rear aspect of the property.

Bedroom Three

9' 10" x 9' 1" (3.00m x 2.77m)

Double bedroom fitted with carpets, window to the rear aspect of the property, radiator.

Bedroom Four

9' x 8' (2.74m x 2.44m)

Double bedroom with laminated flooring, window to the front aspect of the property, radiator.

Bathroom

With tiled floors and walls, spotlights, bath, shower over bath, radiator, window to the rear aspect of the property. wash hand basin, WC, extractor fan.

Front Garden

Well presented garden with grass lawn, fence borders, driveway, CCTV, access to rear. Multi car driveway with dropped kerb.

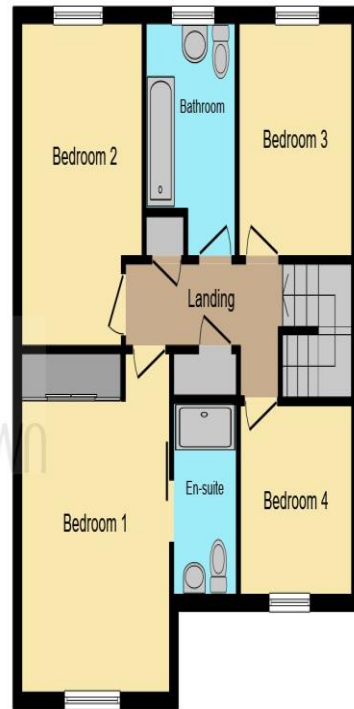
Rear Garden

Raised grass lawn with brick retaining walls, pergola,

bbq area, paved paths and patio seating, decking area, fence and hedges to side and rear, external tap, access gate to playground and field.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Tabard Road, Eggborough GOOLE

- FOUR DOUBLE BEDROOMS
- DETACHED PROPERTY
- OPEN PLAN KITCHEN DINER
- MASTER BEDROOM WITH EN-SUITE
- DOUBLE GARAGE

Tenure: Freehold EPC Rating: C

£360,000



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Property Ref:
SEL107804 - 0003

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