

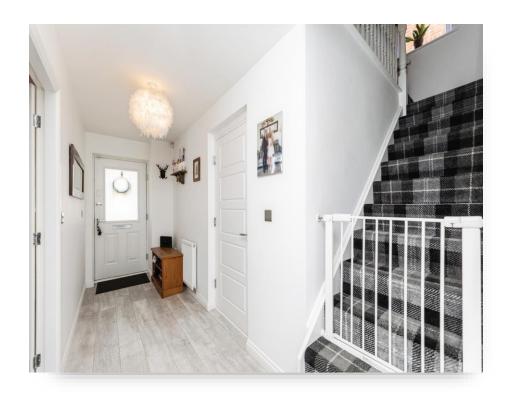
The Granary, Eggborough GooleDN14 0YJ



welcome to

The Granary, Eggborough Goole

Detached home in Eggborough with driveway, four double bedrooms, ensuite, family bathroom, lounge, spacious kitchen/diner, utility room, rear garden, and garage. Stylish, modern, and ready to be yours!





Welcome to this stunning detached family home in the charming village of Eggborough. Perfectly designed for modern living, this property offers a spacious driveway accommodating two vehicles, ensuring convenience and ease for residents.

Step inside to discover a generously sized lounge, adorned with plush carpet flooring—an inviting space ideal for relaxing or entertaining guests. The ground floor also boasts a tiled-floor downstairs toilet for added practicality.

At the heart of the home lies a large kitchen/diner, equipped with integrated appliances, a stylish breakfast bar, and even a wine cooler—perfect for culinary enthusiasts and hosts alike. Adjacent is a handy utility room, complete with a washing machine and dryer.

Upstairs, you'll find four double bedrooms, all featuring carpet flooring and ample wardrobe space. The master bedroom benefits from its own ensuite, fitted with a sleek shower and toilet. Additionally, the family bathroom offers a serene retreat, with a separate bath, shower, and tiled flooring.

The rear garden is a low-maintenance delight, boasting artificial grass and a decking area, perfect for outdoor gatherings and relaxation. Completing the package is a garage with roll-up doors and electricity, providing extra storage or workspace options.

This home truly combines comfort, style, and functionality—an ideal choice for families or professionals seeking a blend of modern living and village charm. Don't miss the opportunity to make this your next

Lounge

14' 6" x 10' 2" (4.42m x 3.10m)

Kitchen/Diner

19' 2" x 10' 7" (5.84m x 3.23m)

Ground Floor W/C

5' 1" x 3' (1.55m x 0.91m)

Utility Room

7' 1" x 5' 3" (2.16m x 1.60m)

First Bedroom

11' x 9' 11" (3.35m x 3.02m)

Landing

Ensuite

5' 7" x 5' 9" (1.70m x 1.75m)

Second Bedroom

11' 1" x 8' 8" (3.38m x 2.64m)

Third Bedroom

13' 3" x 8' 11" (4.04m x 2.72m)

Fourth Bedroom

11' 1" x 8' 8" (3.38m x 2.64m)

Bathroom

6' 11" x 8' 8" (2.11m x 2.64m)

Rear Garden

Garage

16' 4" x 9' 9" (4.98m x 2.97m)











welcome to

The Granary

- Two Car Driveway.
- Four Double Bedrooms.
- Ensuite From Master Bedroom.
- Artificial Grass In Rear Garden.
- Large Lounge Living Space.

Tenure: Freehold EPC Rating: B

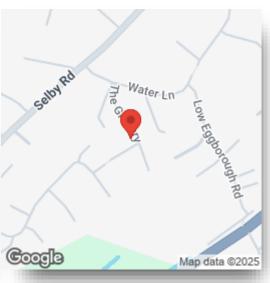
offers over

£350,000









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Property Ref: SEL108468 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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