



Sycamore Avenue, Eggborough Goole DN14 0WU

welcome to

Sycamore Avenue, Eggborough Goole

This five-bedroom home on Sycamore Avenue, Eggborough offers spacious living across three floors with multiple bathrooms, a garage with solar panels, and a large rear garden. Set in a sought-after location, it's an ideal family home with a long lease and low service charge.



Located on Sycamore Avenue in the desirable village of Eggborough, this spacious leasehold property—with 900 years remaining and a low annual service charge—offers the perfect setting for family life. The home features a front garden, private driveway, and garage with solar panels, electricity, and side access. Inside, the entrance hall leads to a bright lounge, a separate study, and a garden room with skylights and rear-facing windows. The kitchen is fully equipped with integrated appliances, tiled flooring, and doors to the rear garden, alongside a convenient downstairs w/c. The first floor hosts three double bedrooms, including a principal bedroom with ensuite, and the second floor offers two more bedrooms with sloped ceilings and built-in storage. Two additional bathrooms—one with a freestanding bath and the other with a shower cubicle and skylight—provide flexibility and comfort. The enclosed rear garden includes raised decking, a patio, a large lawn, and gated side access. This well-maintained home combines generous space, modern amenities, and a prime location, making it ideal for growing families.

Entrance Hall

Lounge

17' 6" x 10' (5.33m x 3.05m)

Study

8' 8" x 7' 10" (2.64m x 2.39m)

Garden Room/Dining Room

16' 3" x 12' 8" (4.95m x 3.86m)

Kitchen

14' 7" x 8' 2" (4.45m x 2.49m)

Ground Floor W/C

First Floor Landing

First Bedroom

13' 4" x 10' (4.06m x 3.05m)

Ensuite

Second Bedroom

8' 6" x 8' 4" (2.59m x 2.54m)

Third Bedroom

8' 4" x 8' 2" (2.54m x 2.49m)

Second Floor Landing

Fourth Bedroom

15' 9" x 8' 5" (4.80m x 2.57m)

Fifth Bedroom

15' 9" x 10' 2" (4.80m x 3.10m)

First Floor Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

Second Floor Bathroom



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welcome to Sycamore Avenue

- Sought After Location.
- Five Double Bedrooms.
- Large Garden Room/Dining Room.
- Study Room.
- Driveway & Garage.

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: 95.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL108608 - 0005

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