

The Hedgerows, Eggborough GooleDN14 0PQ



welcome to

The Hedgerows, Eggborough Goole

This well-presented semi-detached home in The Hedgerows, Eggborough features three bedrooms, a spacious kitchen diner, ensuite, family bathroom, and a large L-shaped rear garden. With a driveway, garage, and great location, it's an ideal first home at a fantastic price.





This fantastic semi-detached home in The Hedgerows, Eggborough is ideal for families and perfectly located. The front garden features a lawn and a dropped kerb leading to a driveway and single garage with an up-and-over door. Inside, the entrance hall has carpet flooring and a radiator, leading to a bay-fronted lounge with carpet and a cosy feel. The kitchen diner offers space for family meals, integrated appliances, and patio doors opening to a generous L-shaped rear garden with lawn, patio, and fenced boundaries. A downstairs toilet adds convenience. Upstairs are three bedrooms, two doubles and one single, all with carpet flooring. The main bedroom includes an ensuite with a walk-in shower, toilet, sink, and spotlights. The family bathroom features a bath with overhead shower, towel radiator, and lino flooring. Loft access is available from the third bedroom. With side access to the garage and garden, this well-presented home offers great value in a sought-after location.

Entrance Hall

Lounge

Kitchen/Dining Room

Downstairs W/C

Landing

First Bedroom

Ensuite

Second Bedroom

Third Bedroom

Bathroom

Rear Garden

Garage

Front Garden











welcome to

The Hedgerows

- Semi-Detached House.
- Three Bedrooms.
- L-Shaped Rear Garden With Lawn & Patio.
- Kitchen/Dining Room.
- Ground Floor W/C.

Tenure: Freehold EPC Rating: A

Council Tax Band: C

£230,000







Weeland Rd Transport Trans

Please note the marker reflects the postcode not the actual property

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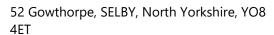


Property Ref: SEL108726 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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