

The Granary, Eggborough GooleDN14 0YJ



# welcome to

# The Granary, Eggborough Goole

A modern detached home in Eggborough with a spacious lounge, sleek kitchen-diner, four double bedrooms including a master ensuite, and a stylish family bathroom. Outside, enjoy a low-maintenance garden, decking, and garage—perfect for contemporary village living.





Welcome to a modern detached family home in the sought-after village of Eggborough, where contemporary design meets everyday comfort. From the moment you arrive, the spacious driveway sets the tone, offering room for two vehicles and effortless convenience. Step inside to a welcoming lounge, finished with soft carpet flooring, creating the perfect setting for both relaxed evenings and lively gatherings.

At the heart of the home lies a stylish kitchen-diner, complete with integrated appliances, a sleek breakfast bar, and even a wine cooler—ideal for both culinary creativity and entertaining guests. A practical utility room with washer and dryer keeps household tasks neatly tucked away, while a tiled downstairs toilet adds extra ease to daily living.

Upstairs, four double bedrooms provide generous space for family or guests, each with ample storage. The master suite enjoys its own ensuite shower room, while the family bathroom offers a calming retreat with a separate bath and shower.

Outside, the rear garden has been designed for low-maintenance enjoyment, featuring artificial grass and a smart decking area perfect for summer evenings or weekend gatherings. A garage with roll-up doors and electricity completes the property, offering valuable storage or a flexible workspace.

This home blends style, practicality, and village charm, making it an

### Lounge

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

#### **Downstairs W/C**

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

## **Kitchen/Dining Room**

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

## **Utility Room**

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

## Landing

#### **Master Bedroom**

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

#### **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**

### **Integral Garage**

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

#### **Front Garden**











# welcome to

# **The Granary**

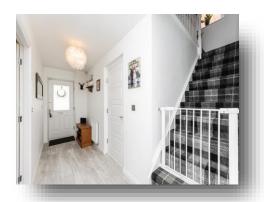
- · Detached Family Home.
- Four Double Bedrooms.
- Integral Garage.
- Driveway For Two Vehicles.
- Open Plan Kitchen/Dining Room.

Tenure: Freehold EPC Rating: B

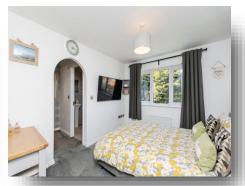
Council Tax Band: D

offers over

£350,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL108810



Property Ref: SEL108810 - 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.





## 01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.