



Elmhirst  
Parker



# Gardener's Cottage

11 Croysdale Terrace  
Eggborough  
DN14 0LF

Offers over  
£350,000



- INDIVIDUAL DETACHED HOUSE
- FOUR BEDROOMS
- NESTLED ON THE EDGE OF THE VILLAGE
- CLOSE TO LOCAL SHOPS AND AMENITIES
- KITCHEN DINER
- EN-SUITE SHOWER TO MASTER BEDROOM
- DOUBLE GARAGE/WORKSHOP
- EASY ACCESS TO MOTORWAY NETWORK
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- FLEXIBLE ACCOMMODATION





**\*\*INDIVIDUAL DETACHED HOUSE WITH A SEAMLESS COMBINATION OF CONTEMPORARY AND RUSTIC FEATURES\*\*** Nestled on the edge of the village this property has a homely feel and comprises flexible accommodation including large open plan kitchen/diner, 2 receptions, 4 bedrooms, ensuite shower and further bathroom. Outside are gardens and a large double garage.

New composite entrance door leading into the porch and then into:-

**Kitchen/Diner**

8.42m x 3.78m (27'7" x 12'4")

An open plan living area with french doors into the front garden. The kitchen area comprises a good range of modern cream fronted base and wall units providing ample storage space. Complementary granite work surfaces incorporate a sink with mixer tap over. Space for a double dual fuel range cooker with extractor over and for a large fridge freezer. Integrated dishwasher. Stairs off to the first floor. Understairs storage cupboard. There are windows to three elevations and three radiators. Doors off to the utility and sitting room.

**Utility**

2.19m x 2.15m (7'2" x 7'0")

With plumbing for an automatic washing machine and wc off. Windows to the rear elevations. Radiator.

**Sitting Room**

5.45m x 3.75m (17'10" x 12'3")

Featuring an exposed brick fireplace with stone hearth housing a gas fire. With french doors leading to the rear and windows to the front elevation. Two radiators.

**Living Room**

6.69m x 4.97m (21'11" x 16'3")

Another large living space with two sets of french doors into the front garden, and there are also further windows to the side and rear elevations which create a light and airy room. Two radiators.

**Landing**

Windows to the rear elevation and rooms off. Radiator and access to the roof space.

**Bedroom 1**

3.86m x 3.81m (12'7" x 12'5")

Windows to the front and side elevations. Radiator

**En-Suite**

3.98m x 1.09m (13'0" x 3'6")

Having a suite comprising shower cubicle, wc and wash hand basin. With a window to the rear elevation. Radiator.

**Bedroom 2**

3.66m x 3.78m (12'0" x 12'4")

Having a window to the front elevation and a radiator.

**Bedroom 3**

3.77m max x 2.77m (12'4" max x 9'1")

With an overstairs storage cupboard. Window to the front elevation and a radiator.



#### Bedroom 4

2.77m x 2.73m (9'1" x 8'11")

A double sized bedroom and having a window to the front elevation and a radiator. Access to roof space.

#### Bathroom

2.73m x 2.6m max (8'11" x 8'6" max)

Having a white suite comprising freestanding bath, large corner shower cubicle with rainfall mixer shower, wash basin and a wc. Travertine wall tiles, and a window to the front elevation and a heated towel rail. Access to the roof space.

#### Store

2.59m x 1.05m (8'5" x 3'5")

Housing the central heating boiler and with a window to the rear elevation.

#### Outside

To the front is a large L-shaped pebbled driveway providing ample off road parking and leading to the double garage. There is also a lawned area with mature trees creating a private plot.

#### Garage/Workshop

6.1m x 5.46m (20'0" x 17'10")

A double garage with double doors to the front and a side personal door. A staircase to the first floor and skylight. Power connected.

#### Utilities

Mains Electric

Mains Gas

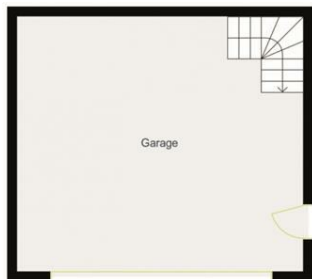
Mains Water (metered)

Mains Sewerage

Mobile Likely 3G and 4G

Broadband Standard





180 SQ.M (1937 Sq ft.)  
 Approximate Total Floor Area (Excluding Garage)



All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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