



7 Cannon Hall Lane, Eggborough, DN14 0US

£205,000

EPC: C

This modern three bedroom semi detached house is located in a small cul-de-sac in the village of Eggborough. The property would make an ideal purchase for a First Time Buyer or a young family and a viewing is highly recommended to appreciate the property on offer and also the location. The property also benefits from a driveway and an attached garage.

- Modern semi detached house
- Three bedrooms
- En-suite shower room
- Dining kitchen with French doors to rear garden
- Ideal starter home
- Located in small cul-de-sac
- Attached garage and driveway
- Enclosed rear garden
- Excellent motorway links
- Viewing highly recommended

DESCRIPTION

This modern semi detached house incorporates gas central heating and uPVC double glazing and offers three bedroom accommodation comprising;

ENTRANCE HALL

3'3" x 11'0"

Composite entrance door. Stair way leading to the first floor. Laminate flooring. Coving to the ceiling. One central heating radiator.

W.C.

2'6" x 6'7"

A white suite comprising a wash hand basin and a low flush WC. Laminate flooring. One central heating radiator.

LOUNGE

12'7" x 16'6" max.

Bow window to the front elevation. Under stairs storage cupboard. Laminate flooring. Coving to the ceiling. One central heating radiator. Double doors lead into the dining kitchen.

DINING KITCHEN

8'9" x 16'0"

A modern range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and a half bowl single drainer sink, a four ring ceramic hob with an oven under and a stainless steel cooker hood over. Integrated fridge, washing machine and dishwasher. Cupboard housing the gas central heating boiler. Tiled floor. uPVC French doors lead into the rear garden. One central heating radiator.

LANDING

6'5" x 12'0"

Built in storage cupboard. Loft access. Laminate flooring.

BEDROOM ONE

9'1" x 11'6"

To the front elevation. Laminate flooring. One central heating radiator.

EN-SUITE SHOWER ROOM

3'2" x 7'3"

A white suite comprising a shower cubicle with a mains fed shower, a vanity wash hand basin with storage under and a low flush WC. Walls tiled to half height. One central heating radiator.

BEDROOM TWO

10'8" x 9'2"

To the rear elevation. Laminate flooring. One central heating radiator.

BEDROOM THREE

7'5" x 6'6"

To the front elevation. Laminate flooring. One central heating radiator.

BATHROOM

6'0" x 6'5"

A modern white suite comprising a panelled bath with a mains fed shower over and glass shower screen to the bath side, a wash hand basin and a low flush WC. Tiled surround.

GARAGE

12'7" x 8'2"

An attached brick built garage with a metal up and over vehicular door and a timber rear personnel door.

OUTSIDE

To the front of the property there is a driveway which provides off street parking and access to the garage.

To the rear of the property the garden is full enclosed and mainly laid to lawn with a paved seating area.

Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



Total area: approx. 89.2 sq. metres (959.7 sq. feet)

First Floor

Approx. 38.3 sq. metres (412.1 sq. feet)





