

# Park Row



**Millstone Lane, Eggborough, Goole, DN14 0YG**

**Offers Over £180,000**



**\*\* SOUTH FACING REAR GARDEN \*\* VILLAGE LOCATION \*\* OFF STREET PARKING \*\*** Situated in Eggborough, this mid terrace property briefly comprises: Hall, Ground Floor w.c, Kitchen Diner and Lounge. To the First Floor are three bedrooms and Bathroom. Externally, the property has two brick blocked parking spaces to the front and an enclosed garden to the rear which can be accessed from the front via a service lane. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF THIS HOME. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



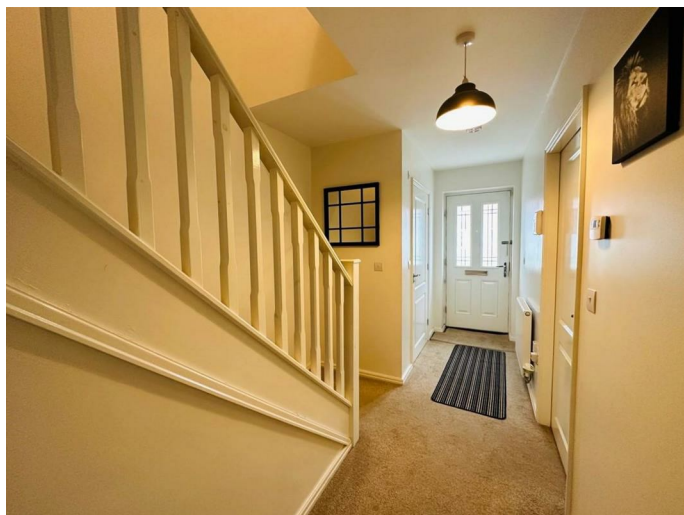
## GROUND FLOOR ACCOMMODATION

### Entrance

Panel effect reinforced door with double glazed frosted panels to the front elevation leading into:

### Hall

15'7" x 6'9" (4.77m x 2.08m)



Keypad for intruder alarm. Stairs leading to First Floor Accommodation with balustrade and spindles. Central heating radiator, telephone point and doors leading off.

### Ground Floor w.c

5'5" x 2'10" (1.67m x 0.88m)



White low flush w.c with chrome fittings and wall mounted wash hand basin with chrome mixer tap over. Extractor fan, central heating radiator and wood effect flooring.

### Lounge

25'3" x 9'10" (7.71m x 3.02m)



Under stairs storage cupboard. UPVC double glazed French style doors and uPVC double glazed window to the rear elevation. Television point and central heating radiator.

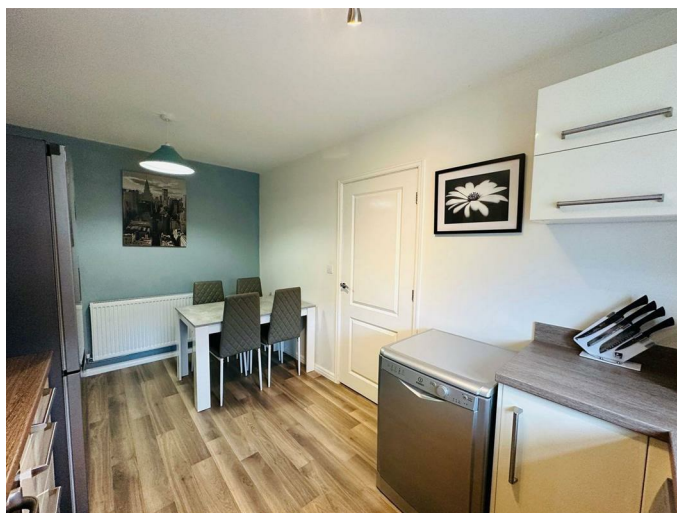


## Kitchen Diner

14'9" x 8'3" (4.52m x 2.53m)



Range of cream fronted base and wall units with brushed chrome handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over set into wood effect laminate work surface with matching upstand. Integrated electric oven and four ring gas hob with brushed steel electric extractor fan over benefitting from downlighting. Plumbing for washing machine and dishwasher. Central heating boiler. UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.



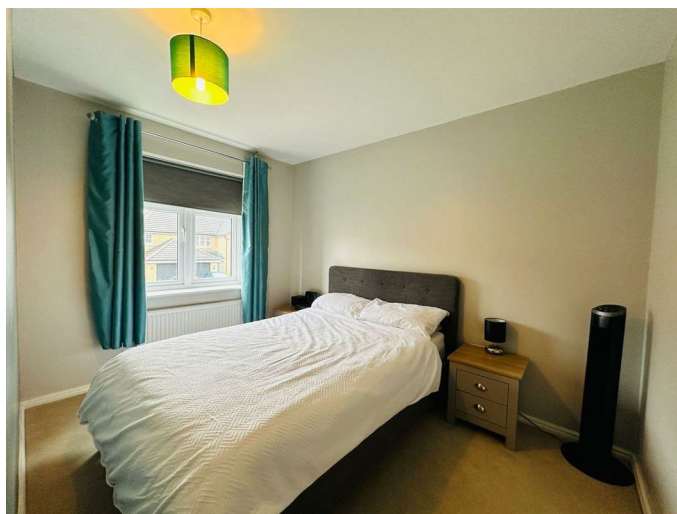
## FIRST FLOOR ACCOMMODATION

### Landing

Loft access, balustrade and turned spindles and doors leading off.

### Bedroom One

13'1" x 8'7" (4.00m x 2.63m)



Range of fitted wardrobes with mirrored sliding doors. UPVC double glazed window to the rear elevation and central heating radiator.



### Bedroom Three

8'7" x 7'4" (2.62m x 2.25m)



### Bedroom Two

10'10" x 8'7" (3.32m x 2.63m)



Range of fitted wardrobes with mirrored sliding doors. UPVC double glazed window to the front elevation.

### Bathroom

6'5" x 6'1" (1.96m x 1.86m)



UPVC double glazed window to the front elevation, central heating radiator and telephone point.

White panel bath with chrome taps over and further chrome shower over and chrome trimmed shower screen. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over. Central heating radiator, extractor fan and wood effect flooring. UPVC double glazed frosted window to the rear elevation. The room is tiled on all walls to ceiling height.

## EXTERIOR- Front



Storm porch and outside lamp. Flagged pathway running along the front with stone edging. Two decorative herringbone brick blocked parking spaces.

## Rear



Spotlight on PIR sensor. Flagged path and patio area. The pathway continues to the bottom of the lawn garden. Fully enclosed with timber fence and timber posts and pedestrian access gate giving access to rear service lane.

## DIRECTIONS

Leave Selby via the A19 Doncaster Road passing through the villages of Brayton and Burn and continue over the bridge at Chapel/West Haddlesey. Follow the A19 to Eggborough, at the roundabout take the third exit onto Weeland Road. At the next roundabout take the first exit onto Selby Road. Turn left onto Millstone Lane. The property can be clearly identified by our Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY & TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND & MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING & APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :



Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
Sunday - 11.00am to 3.00pm

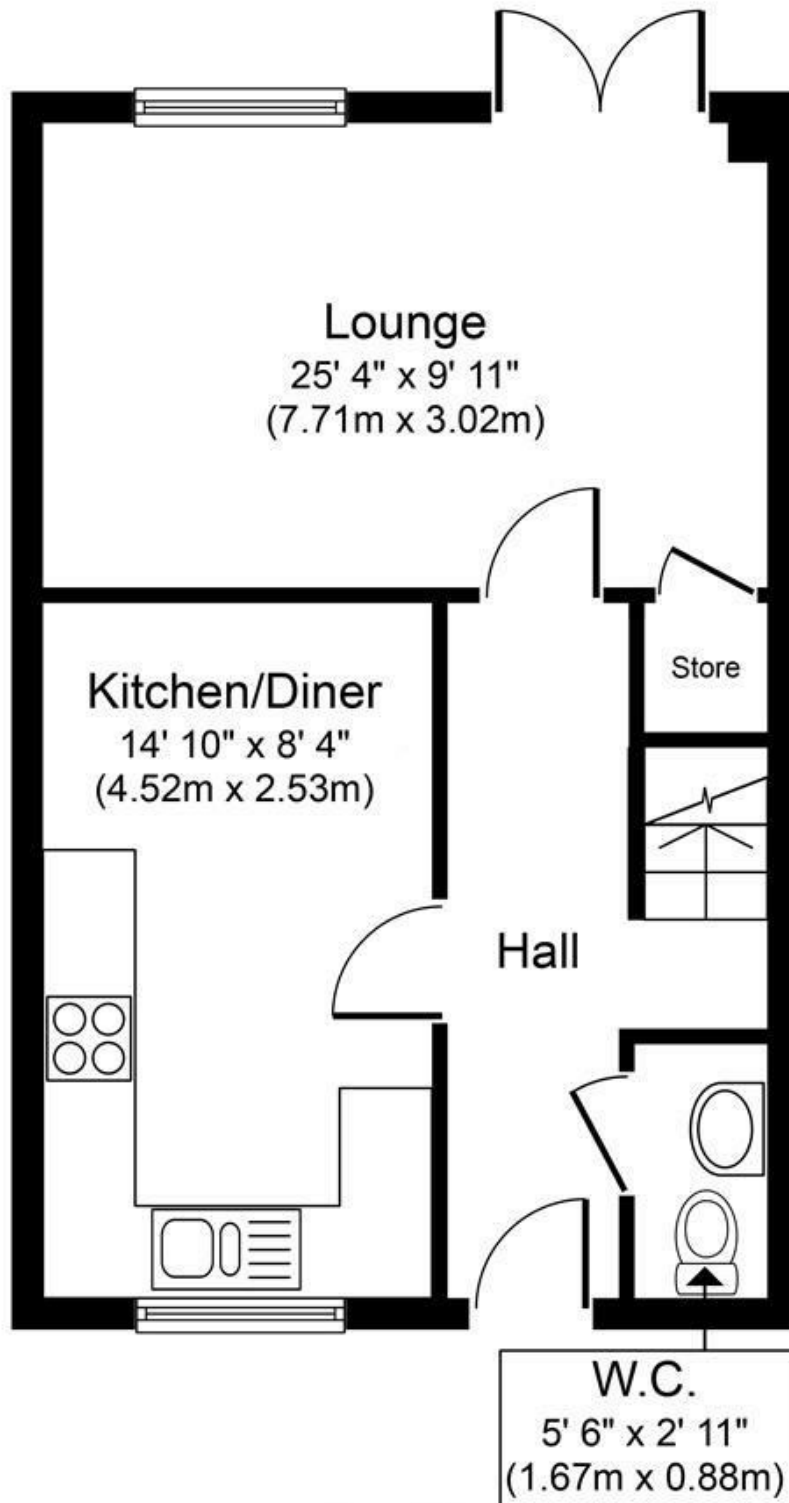
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE  
RELEVANT BRANCHES ON:

GOOLE - 01405 761199  
SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

## **VIEWINGS**

Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

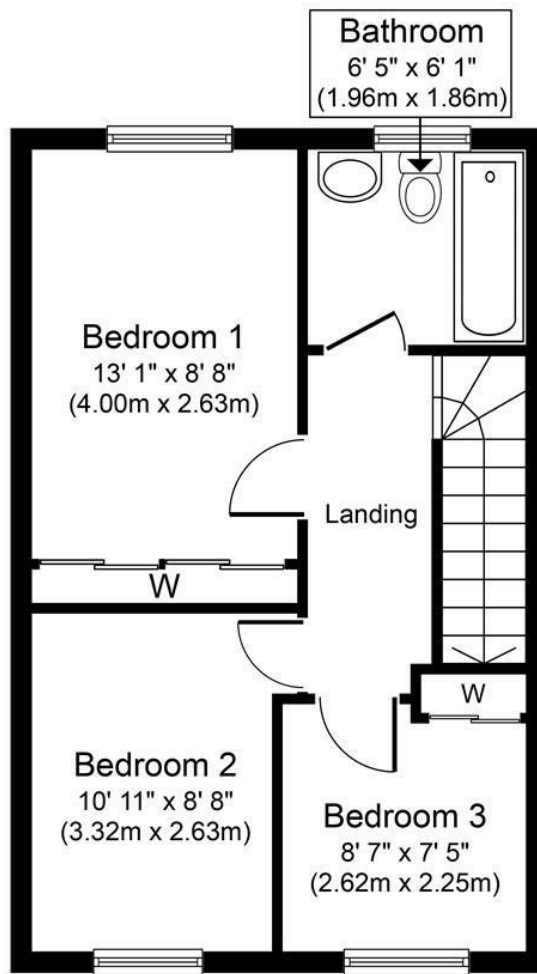




**Ground Floor**  
**Approximate Floor Area**  
**387 sq. ft.**  
**(36.0 sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**First Floor**  
**Approximate Floor Area**  
**388 sq. ft.**  
**(36.0 sq. m.)**

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