

Park Row



High Eggborough Lane, Eggborough, Goole, DN14 0PS

Offers Over £280,000



**** WEST-FACING REAR GARDEN ** GARAGE **** Situated in the village of Eggborough, this detached bungalow briefly comprises: Hall, Lounge, Kitchen, three bedrooms and Shower Room. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.



ACCOMMODATION- Entrance

Composite door with top and bottom sections having double glazed frosted panels to the front elevation.

Hall

17'7" x 8'7" max (5.36m x 2.63m max)



Full length uPVC double glazed frosted panel to the front elevation. Telephone point, central heating radiator, wood effect flooring and loft access. Doors leading off.

Lounge

20'7" x 13'10" (6.29m x 4.23m)



Feature fireplace with marble surround, back and hearth. UPVC double glazed windows to the front and side elevations. Television point, central heating radiator and wood effect flooring.



Door leading into:

Kitchen

11'10" x 9'7" (3.62m x 2.94m)



Range of grey fronted base and wall units. One and a half bowl granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching upstand and splashback. Integrated appliances include: 'Neff' oven, 'Bosch' four ring induction hob and brushed steel glass electric extractor fan over benefitting from downlighting. Plumbing for washing machine and dishwasher. Composite panel effect door with top section having double glazed frosted glass and uPVC double glazed window to the side elevation. Central heating radiator and tiled flooring.



Bedroom One

12'9" x 12'0" (3.89m x 3.66m)



UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.



Bedroom Two

10'6" x 9'11" (3.21m x 3.03m)



UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring. Storage cupboards; one of which houses the 'Worcester Bosch' central heating boiler.

Bedroom Three

10'0" x 8'10" (3.05m x 2.71m)



UPVC double glazed window to the rear elevation, central heating radiator and wood effect flooring.

Shower Room

8'5" x 5'8" (2.57m x 1.75m)



Walk-in shower cubicle with chrome shower including fixed head shower over with chrome controls. White low flush w.c with chrome fittings and white wall mounted wash hand basin with chrome mixer tap over and chrome waste. UPVC double glazed frosted windows to the rear elevation, chrome heated towel rail and contemporary white central heating radiator. The room is wet walled to coving height and has tiled flooring.

EXTERIOR- Front

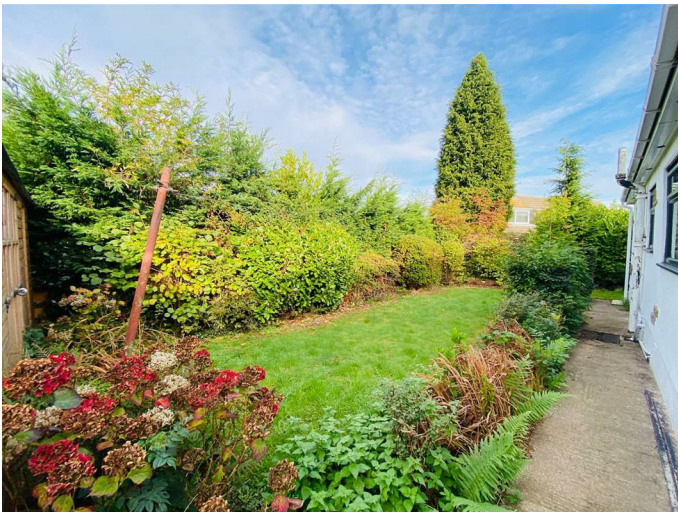


Storm porch, outside lamps and outside tap. Pathway running along the front of the property. The front garden is laid to lawn with herbaceous borders. To one side of the property is a concrete driveway leading to single garage with 'up and over' door and wrought iron decorative access gate giving access to the rear. To the other side of the property is decorative wrought iron pedestrian access gate giving access to a pathway running beneath a canopy.

Rear



Pathway running along the rear and garden which is laid to lawn with mature established trees and shrubs to borders. Timber summerhouse with pedestrian access door and single glazed windows.



Directions

Leave our Selby office and head towards Doncaster on the A19. Proceeding through the villages of Brayton and Burn. Head towards Eggborough Power Station and upon reaching the roundabout taking the third exit on the left signposted Eggborough (onto Weeland Road). Take the first left onto High Eggborough Lane. The property can be clearly identified by a Park Row 'For Sale' board.

Tenure

Freehold

Council and Tax Banding

Local Authority: Selby District Council
Band: D

COUNCIL TAX BANDING AND TENURE

Please note: The Council Tax Banding and Tenure 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
(Including Garage)
1119 Sq. ft.
(104.0 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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