

Park Row



The Granary, Eggborough, Goole, DN14 0YJ

Offers Over £300,000



**** VILLAGE LOCATION ** CLOSE TO COMMUTER LINKS **** Situated in the village of Eggborough, this four bedroom detached property briefly comprises: Hall, Lounge, Kitchen Diner, Utility and Ground Floor w.c.. To the First Floor: four double bedrooms, one with an En-Suite and a further Family Bathroom. Externally, the property benefits from a brick blocked driveway to the front and a fully enclosed rear garden. **VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. 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'.**













PROPERTY SUMMARY

Situated in the popular village of Eggborough, this well-presented four-bedroom detached home offers spacious and versatile living ideal for families. The ground floor features a welcoming lounge and a modern open-plan kitchen diner, complemented by a separate utility room and a convenient ground floor W.C. To the first floor, you'll find four generously sized double bedrooms, including a principal bedroom with en-suite shower room, as well as a contemporary family bathroom. Externally, the property benefits from a brick-block driveway providing off-street parking for multiple vehicles, alongside a neatly maintained front garden laid to lawn. The fully enclosed rear garden is mainly laid to lawn and enjoys both a decked seating area and a separate flagged patio—perfect for outdoor entertaining. A side walkway with a timber pedestrian access gate adds further practicality.

GROUND FLOOR ACCOMMODATION

Hall

4'7" x 13'6" (1.42m x 4.1m)

Lounge

15'7" x 10'9" (4.77m x 3.29m)

Kitchen Diner

18'7" x 9'11" (5.67m x 3.04m)

Utility

6'3" x 5'7" (1.93m x 1.71m)

Ground Floor w.c.

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

12'10" x 10'10" (3.92m x 3.31m)

En-Suite

6'10" x 5'1" (2.10m x 1.55m)

Bedroom Two

12'9" x 10'3" (3.90m x 3.14m)

Bedroom Three

11'10" x 8'8" (3.63m x 2.66m)

Bedroom Four

11'10" x 8'8" (3.62m x 2.65m)

Bathroom

8'4" x 6'7" (2.56m x 2.01m)

EXTERIOR

Front

Brick blocked driveway with laid to lawn front garden.

Rear

Fully enclosed, predominantly laid to lawn with decked area and further flagged patio area. Timber pedestrian access gate.

DIRECTIONS

Leave Selby via the A19 Doncaster Road passing through the villages of Brayton and Burn and continue over the bridge at Chapel 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 Water Lane and turn right onto The Granary. The property can be clearly Identified by our Park Row Properties 'For Sale' board.

AGENT NOTE

DISCLAIMER: This property is associated with an employee of Park Row Properties.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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 AND MOBILE COVERAGE

Electricity: Mains

Heating: 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.

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.

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.

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.

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:

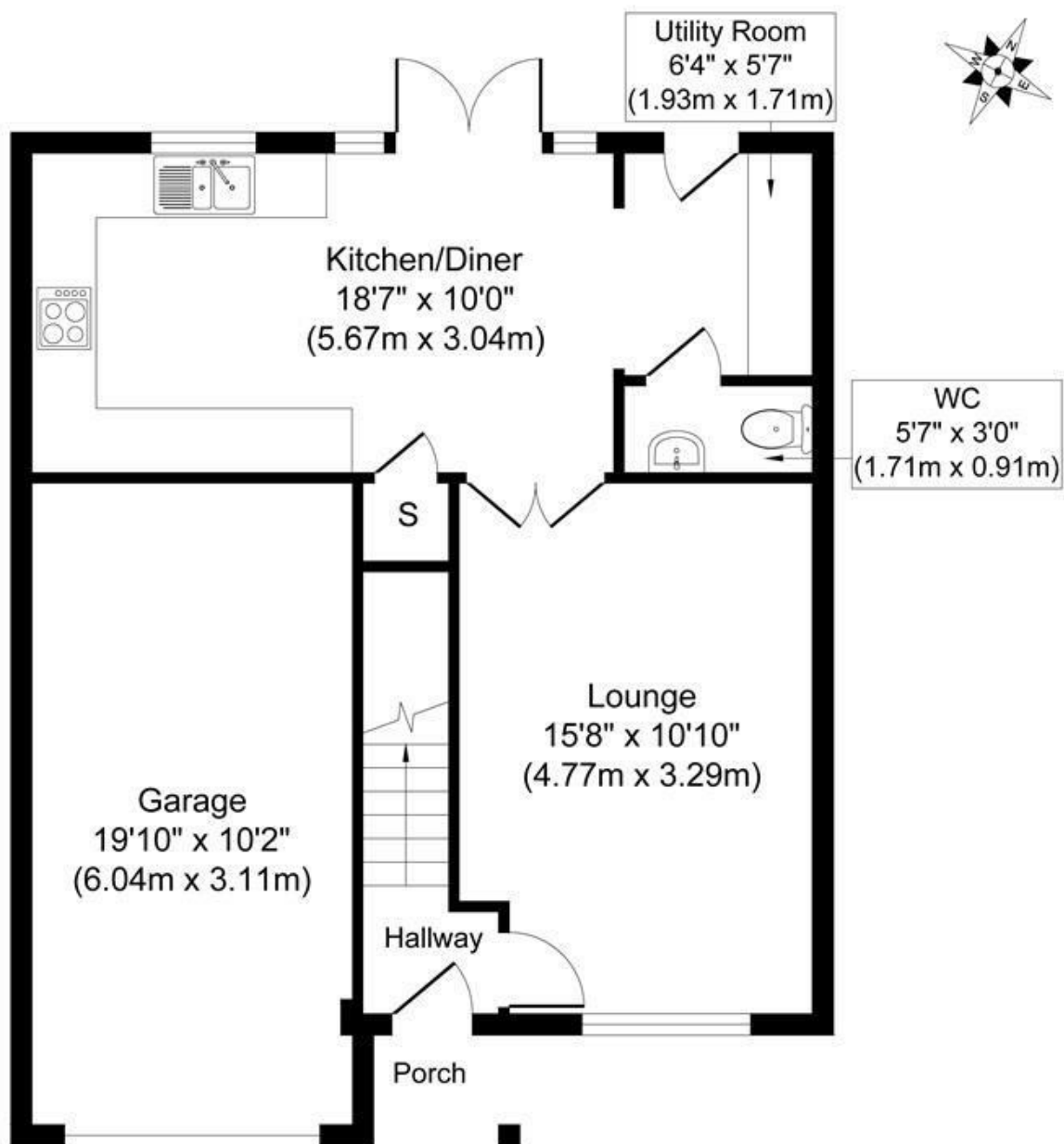
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

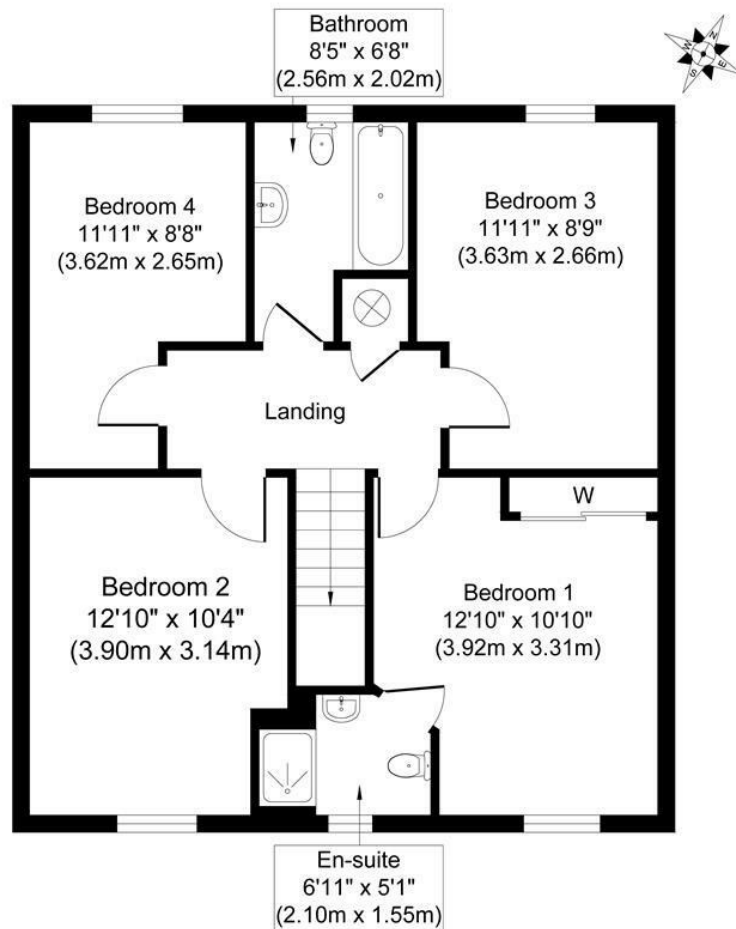
CASTLEFORD - 01977 558480



Ground Floor
Approximate Floor Area
665 sq. ft
(61.80 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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