

# Park Rôw



**Homestead Close, Eggborough, DN14 0JY**

**Offers Over £300,000**

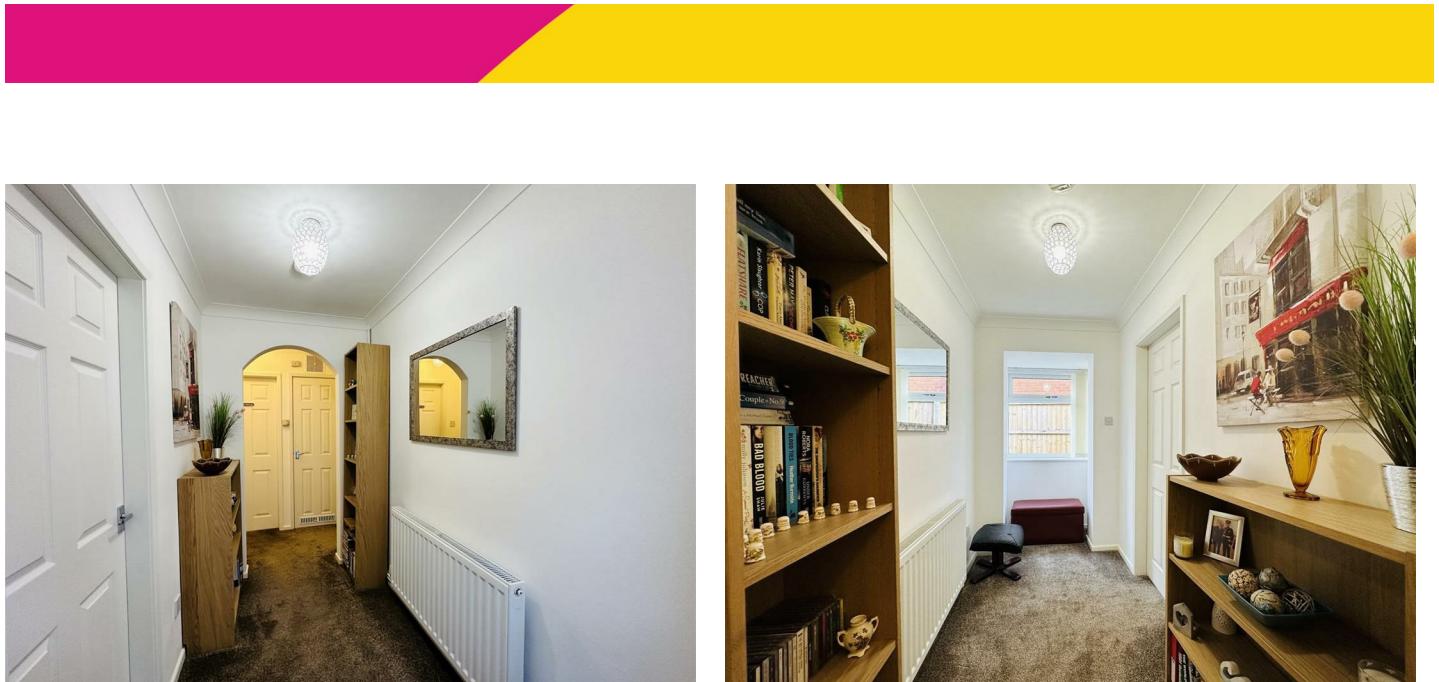


**\*\* EXTENDED PROPERTY \*\* SOUTH-FACING REAR GARDEN \*\*** Situated in Eggborough, this detached bungalow briefly comprises: Hall, Open Plan Lounge, Kitchen Diner, three bedrooms with En-Suite to Master Bedroom and further Shower Room. Externally, the property benefits from low maintenance front area with off street parking and detached garage and to the rear, fully enclosed, South-Facing garden with patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SIZE AND LOCATION OF 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 OVERVIEW

Situated within the desirable village of Eggborough, this beautifully presented and thoughtfully extended detached bungalow offers approximately 1,150 square foot of stylish, versatile accommodation, occupying a generous plot with excellent scope for further enhancement, including the potential to create a self-contained annexe (subject to the relevant planning consents).

The location combines the charm of village living with the convenience of excellent commuter links and easy access to a range of local amenities, making it ideal for those seeking both connectivity and community.

At the heart of the home is an impressive open-plan lounge, kitchen and dining space, designed with modern living in mind. The kitchen dining area is fitted with contemporary cabinetry, a built-in double oven, and provides ample space for a substantial dining table, perfect for both everyday family life and entertaining. An elegant archway leads seamlessly into the lounge, where sliding patio doors open onto the rear terrace, creating a light-filled living space and a strong connection to the south-facing garden beyond.

The accommodation comprises three generous double bedrooms, including a well-appointed master bedroom with a private en-suite shower room, alongside a stylish additional shower room. Practicality is further enhanced by a fully boarded loft, offering valuable additional storage.

Externally, the property continues to impress. The south-facing rear garden is predominantly laid to lawn with a paved patio ideal for outdoor dining and relaxation, and is fully enclosed with newly installed fencing, providing both privacy and a refined finish. The size of the plot presents an exceptional opportunity for future development or extension, subject to planning approval.

To the front, a low-maintenance garden is complemented by ample off-road parking, leading to a detached garage with power and lighting, offering excellent storage or workshop potential.

This outstanding bungalow represents a rare opportunity to acquire a spacious and well-appointed home in a sought-after village setting, combining elegant single-storey living with generous outdoor space, future potential, and superb accessibility.

## ACCOMMODATION

### Hall

17'3" x 3'10" (5.27m x 1.19m)

### Open Plan Lounge Kitchen Diner

#### Kitchen Dining Area

17'7" x 11'5" (5.37m x 3.50m)

#### Lounge Area

17'7" x 11'9" (5.37m x 3.60m)

### Bedroom One

26'5" x 11'10" maximums (8.07m x 3.62m maximums)

### En-Suite

12'4" x 5'0" (3.77m x 1.54m)

### Inner Hall

14'1" x 6'2" (4.30m x 1.90m)

### Bedroom Two

12'9" 10'5" (3.89m 3.20m)

### Bedroom Three

11'5" x 11'2" maximums (3.48m x 3.42m maximums)

### Shower Room

7'10" x 7'6" (2.40m x 2.30m)

## EXTERIOR

### Front

Low maintenance area with tarmac driveway for multiple vehicles leading to detached garage and pedestrian access gate leading to:

### Rear

Flagged patio area to the rear of the property with the majority of the garden being laid to lawn and fully enclosed with newly installed fencing.

### 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 to continue on the A19, then turn right onto Selby Road. Upon entering the village of Eggborough, at the roundabout take the third exit to continue on Selby Road. Take the first right onto Ryecroft Gardens and then right onto Homestead Close where the property can be clearly identified by our Park Row Properties 'For Sale' board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: North Yorkshire County Council

Tax Banding: C

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: Gas Mains

Sewerage: Mains  
Water: Mains

Broadband: Ultrafast  
Mobile: 5G

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 AND 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 Practices) 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:

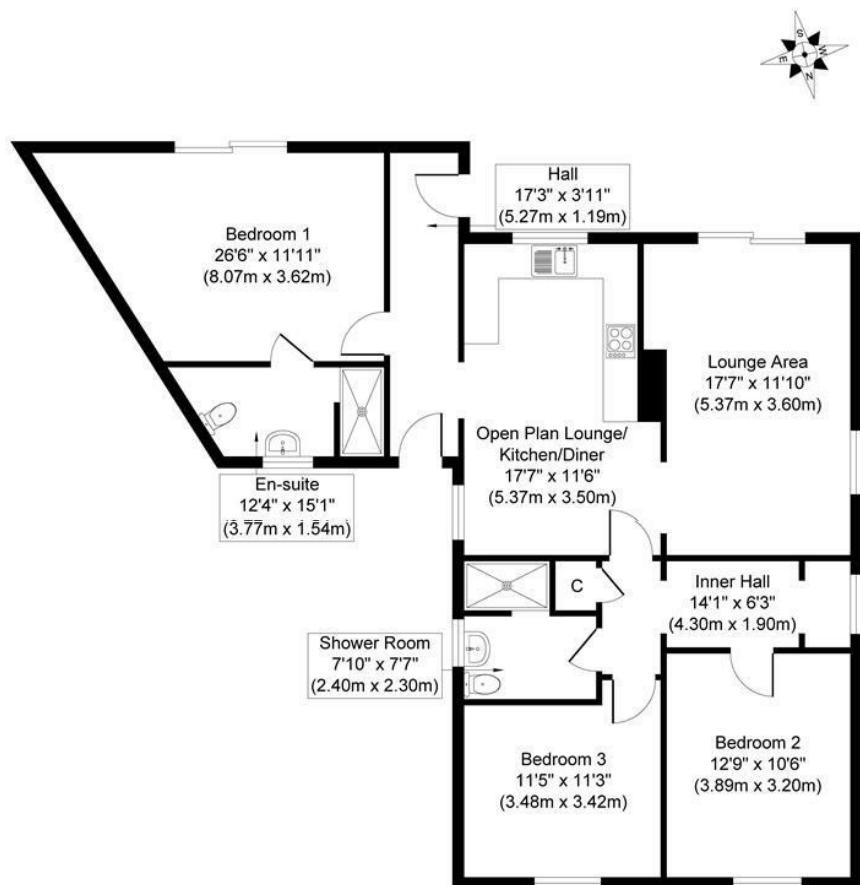
SELBY - 01757 241124

GOOLE - 01405 761199

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.



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 guarantees as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	
(69-80)	C		
(58-68)	D		
(39-54)	E	62	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			