



SALTAIRE

EGGBOROUGH



## EASY LIVING IN PRIME LOCATION

“Saltaire” is situated on one of the most sought-after streets in Eggborough – a popular North Yorkshire village. This substantial, five-bedroom detached family home is ready to move straight in yet comes with lots of potential for the future too. Completely redeveloped and extended since 2001, behind the attractive brick exterior and pitched roof featuring solar panels at the rear, you’ll find multiple versatile reception rooms plus a separate garden studio within the private lawns.



The interiors offer a blank canvas and space to grow. As with all true forever homes, you’ll also find ample storage space within the internal double garage and off-street parking on the driveway beyond the entrance gates. Whether you’re a commuter or run a business from home, this property will be sure to satisfy the needs of any growing family. Step inside to discover what’s on offer at the end of the garden path.



## A WELCOMING FIRST IMPRESSION

A warm welcome awaits as you step inside the expansive entrance hall which is central to the ground floor offering ample storage solutions for coats and boots. With space for a home study area, owners can set up their working day here once the children have left for school. Low maintenance Oak flooring leads to a ground floor shower room tucked away in the corner. Continue straight ahead to the kitchen which features all the hallmarks of a social family hub set around a central breakfast bar.



# THE SOCIAL HEART OF THE HOME

Neutral Oak cabinetry finished with black quartz worktops wrap around the room and include integrated appliances. You'll find everything you need including a wall-mounted microwave, dishwasher, large wine cooler and American larder style fridge. The traditional Rangemaster stove set within the chimney breast adds a cosy focal point. Side access is offered through an exterior door for ease out to the garden.





The former rear access doors now lead into the extension which was added to create an extra bedroom and living space. Flooded with natural light from the new French doors and large windows to maximise the garden views, the family room has the feeling of an orangery thanks to the rustic brick walls and stone floor tiles. The extended gable end forms a natural spot for the dining area and a perfect space to entertain friends as the sun sets over the lawn.





Behind another set of double doors, you'll find the guest bedroom complete with a stylish en-suite, continuing the neutral stone tiles from floor to ceiling. The modern white three-piece suite comprises a W/C, wash basin and large shower enclosure, finished with chrome accessories including a heated towel rail.



## SLOW DOWN & UNWIND

Completing the ground floor reception rooms are the traditional lounge and the additional snug – connected to each other via an internal door, offering versatility to have one large open space right through to the dining room but each with their individual functions. Both feature soft carpets underfoot, a decorative fireplace and have ample floorspace for large comfortable furniture for the whole family to gather round the TV for a cosy movie night.

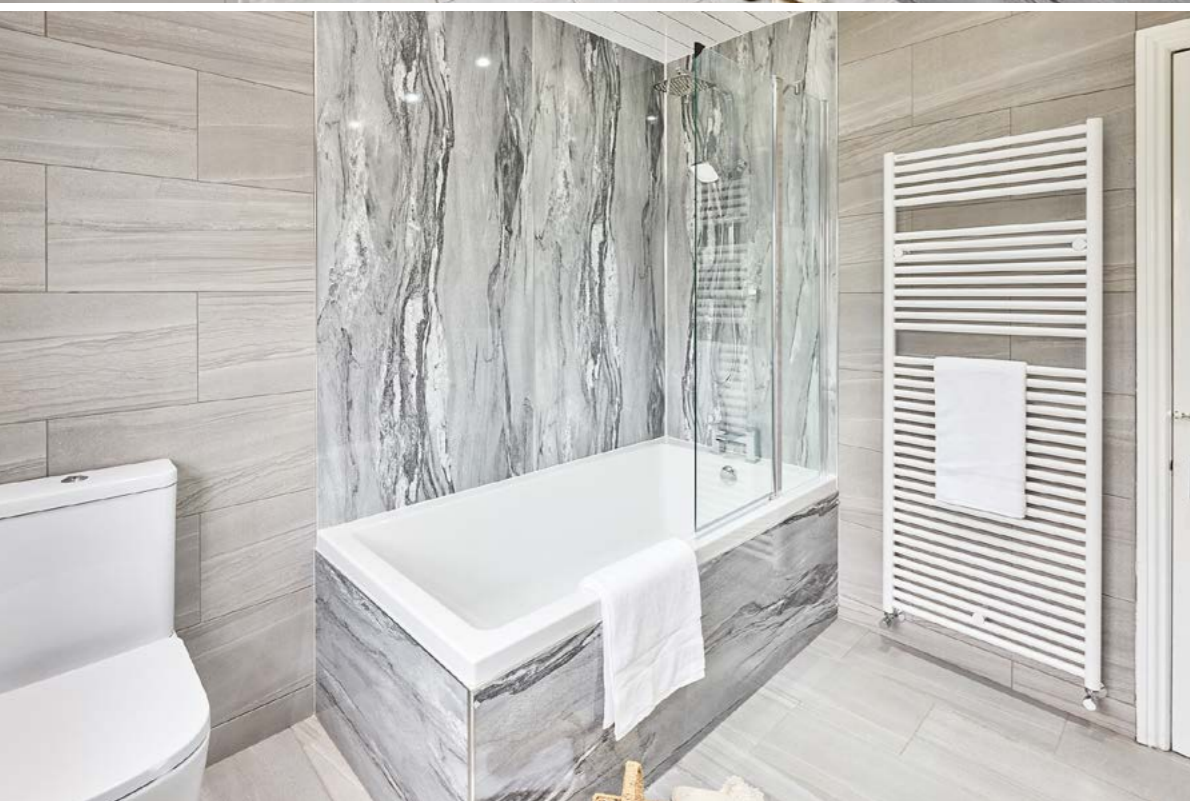




## A LUXURIOUSLY SIZED MASTER

As you head upstairs, you'll find the expansive master at the end of the central landing which occupies almost half of the first-floor footprint above the double garage. This palatial suite could very easily be divided into two should your family dynamics dictate an extra room, but the vast floor space and amount of light from the dual-aspect windows feels luxurious and tranquil. A spa like en-suite matches the calibre of the ground floor guest shower room, with a cohesive aesthetic and the same stone tiles wrapping the floor and walls. A neat built-in bathtub, plus a W/C and white vanity sink complete the space to perfection.





## REST & RELAX

The newly renovated family bathroom is immaculately presented in polished grey tones with a striking marble bath surround and feature wall. The modern three-piece white suite comprises a shower over the bath, W/C, vanity wash basin and storage cupboard to keep the clean lines clutter free. Two further double bedrooms sit adjacent on the landing – both neutrally decorated and finished with high quality carpets plus minimalist spotlights as a pair of blank canvases ready to inject your own personality. The fifth single bedroom completes the first-floor accommodation, which is currently used as a dressing room with wooden flooring and fitted wardrobes.





## OUTDOOR LIVING

The entirety of the outdoor space has been a real labour of love and has achieved its potential to increase the standard of living as an amazing addition to the home. At the front and rear, you'll enjoy low maintenance lawns punctuated with mature trees and a wide patio that wraps the property to offer seating and socialising areas. The stone path follows the edges of the tree-lined boundary to an 8 x 6 metre wooden panelled studio, currently set up as an office and gym – a perfect hideaway retreat for work and play. Beside this is the hot tub summerhouse which comes complete with electrics and lighting to be enjoyed come rain or shine. The property also benefits from solar panels owned outright, along with two storage battery packs situated within the garage, which together have a significant impact in reducing annual electricity charges.

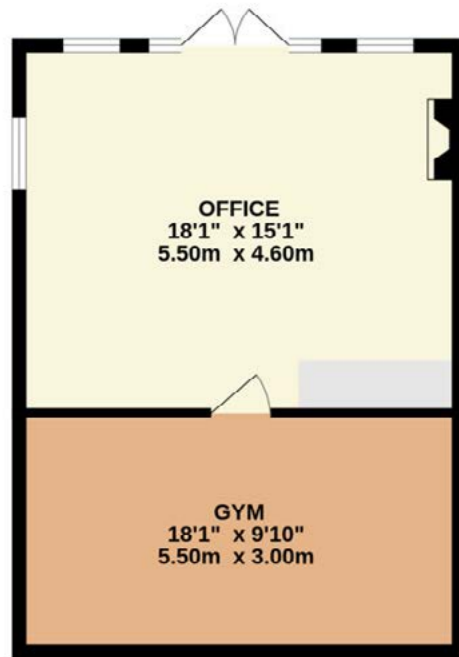




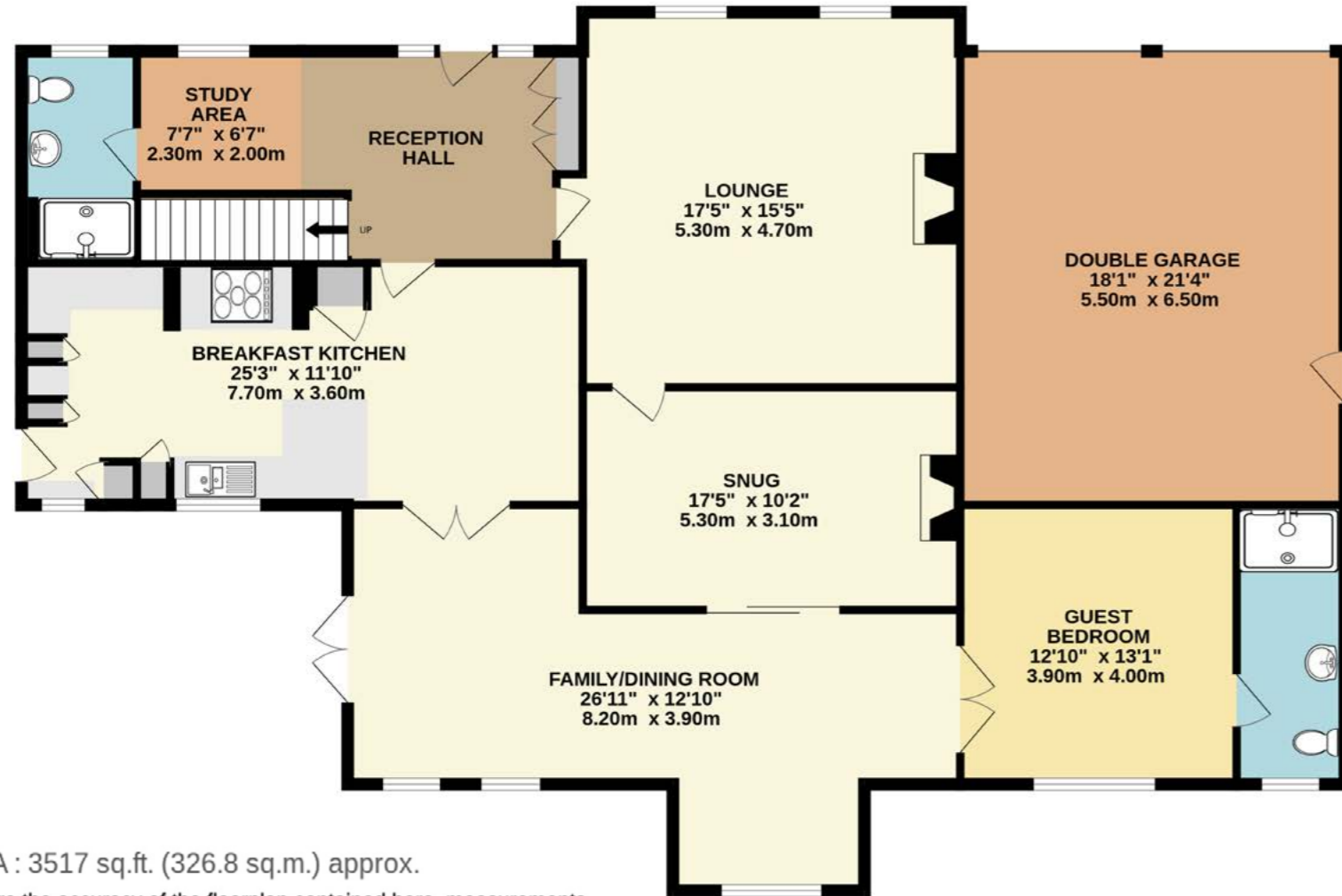
## AREA TO EXPLORE

Nestled in the heart of North Yorkshire, Eggborough is perfectly positioned for those seeking the best of both countryside charm and commuter convenience. Set between the market towns of Selby and Pontefract, the village also sits almost equidistant between the vibrant cities of York and Leeds. With easy access to the nearby M62 motorway, Eggborough is a true commuter's dream, offering excellent connectivity to locations such as Doncaster and Hull whilst retaining a relaxed, village atmosphere. Despite its peaceful rural setting, Eggborough offers a surprising range of everyday amenities. Residents benefit from two well-stocked convenience stores, a local doctor's surgery, traditional fish and chip shop and the welcoming village pub. Eggborough is also home to Saint-Gobain's large manufacturing facility, recognised as Europe's largest producer of flat glass – a local claim to fame! A particular highlight of the village is Gilmers Butchers, a much-loved local business that has been serving the community for more than 25 years. It's also a go-to spot for freshly made sandwiches that have become a firm favourite with locals and visitors alike. Adding to the village's appeal are a cosy coffee shop and a beauty salon, providing convenient lifestyle touches right on the doorstep. Together, these businesses help create the warm, close-knit feel that makes Eggborough such an attractive place to call home.

GARDEN OFFICE  
443 sq.ft. (41.2 sq.m.) approx.



GROUND FLOOR  
1937 sq.ft. (180.0 sq.m.) approx.



TOTAL FLOOR AREA : 3517 sq.ft. (326.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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  
1137 sq.ft. (105.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	77

England, Scotland & Wales

## KEY FEATURES



- Substantial Five Bedroom Detached in a Highly Sought-After Village Setting
- Extensively Redeveloped and Extended Offering Flexible Living Space
- Contemporary Breakfast Kitchen with Quartz Worktops, Rangemaster Stove and Integrated Appliances
- Light-Filled Dining/Family Room with French Doors Out to Garden
- Versatile Reception Rooms Including Lounge and Snug with Feature Fireplaces
- Stylish Ground Floor Guest Bedroom with Modern En-Suite Shower Room
- Luxurious Master Suite with Dual-Aspect Windows and En-Suite Bathroom
- Recently Renovated Family Bathroom with Contemporary Three Piece Suite
- Private Landscaped Gardens with Detached Garden Studio Ideal for Home Office, Gym or Creative Retreat Plus Owned Solar Panels
- Gated Driveway and Spacious Double Garage for Multiple Vehicle Parking
- Freehold Property and Council Tax Band E


# SALTAIRE

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WHAT3WORDS:newsprint.cover.match

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