

Park Row



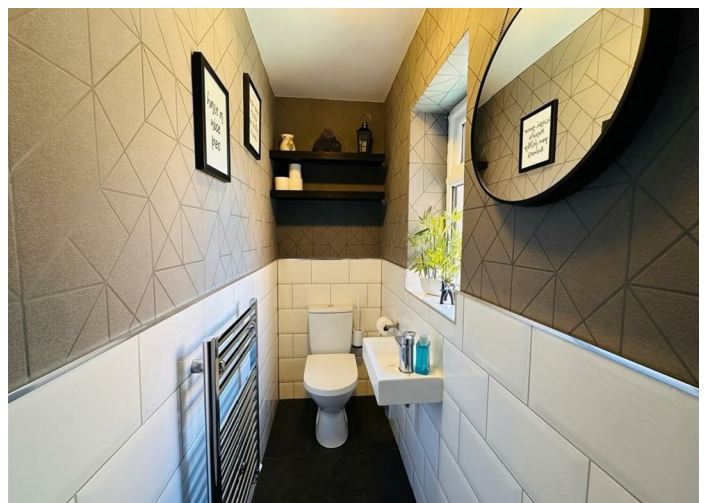
Tabard Hamlet, Eggborough, Goole, DN14 0UR

Offers Over £300,000

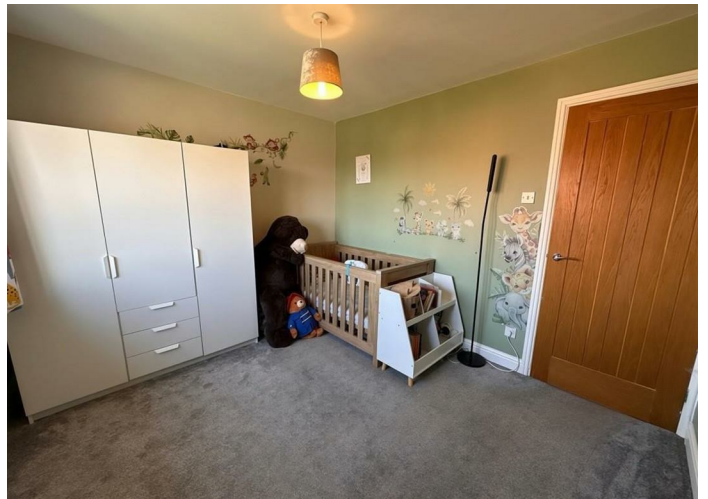


**** SPACIOUS KITCHEN-DINER WITH ISLAND AND SEATING AREA ** GARAGE **** Situated on the edge of the popular village of Eggborough, this extended detached family home briefly comprises: Hall, Utility/Boot Room, Kitchen-Diner, Ground Floor w.c and Lounge. The First Floor offers four bedrooms; three of which are double bedrooms with fitted wardrobes and a Family Bathroom. Externally, the property benefits from parking for multiple vehicles, Garage and fully enclosed rear garden with decked patio area. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND POSITION OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE TAKE CALLS UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**













PROPERTY OVERVIEW

Tucked away in a quiet cul-de-sac on the edge of the village, this extended four-bedroom detached home offers spacious and versatile accommodation, off-street parking and a garage, making it an ideal family home.

The welcoming hallway leads into a useful utility/boot room before continuing through to the spacious and well-equipped kitchen diner. Featuring a central island with seating and ample space for a dining table, this is a fantastic social and family space.

The generous lounge provides a comfortable second living area, with doors opening onto the decked patio and rear garden, while also giving access to the garage and off-street parking.

Upstairs are four bedrooms, three of which are well-proportioned doubles, with several benefiting from fitted wardrobes. The fourth bedroom offers flexibility as a bedroom, guest room or home office. The family bathroom is finished with full-height wet-walling and tiling, and benefits from a bath with an over-bath shower.

Externally, the corner position provides a pleasant degree of privacy, with the decked patio leading onto the rear garden and excellent access to the garage and parking.

Eggborough offers a convenient village lifestyle with a range of everyday amenities, including local shops, a post office, pharmacy and public houses. The village is also well placed for commuters, with excellent access to the A19, A645 and M62, providing links towards Selby, Leeds, Doncaster, York and Goole. Local transport links, schools and the surrounding countryside further add to its appeal.

Offering generous living space, four bedrooms, useful outdoor space and excellent transport connections, this is a versatile family home in a convenient village setting. An internal viewing is highly recommended to appreciate all it has to offer.

GROUND FLOOR ACCOMMODATION

Hall

Utility / Boot Room

9'6" x 6'7" (2.90m x 2.01m)

Kitchen Diner

19'8" x 10'7" (6.00m x 3.25m)

Ground Floor w.c.

8'10" x 2'9" (2.71m x 0.85m)

Lounge

16'3" x 14'6" (4.96m x 4.43m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One

11'8" x 9'1" (3.56m x 2.79m)

Bedroom Two

10'7" x 9'7" (3.24m x 2.94m)

Bedroom Three

11'5" x 10'0" (3.50m x 3.06m)

Bedroom Four

7'6" x 6'5" (2.31m x 1.97m)

Bathroom

7'10" x 5'8" (2.39m x 1.75m)

EXTERNAL

Front

Off street parking offered to the front and side of the property with privacy hedge. Timber vehicular and pedestrian access gate giving access to:

Rear

Further off street parking and leading to garage. Decked patio area with the remaining garden being predominately laid to lawn and fully enclosed.

DIRECTIONS

From our office head north-east on Finkle Street towards Micklegate Walk, turn right onto Water Lane, Continue onto Ousegate and at the traffic lights turn right onto New Street, then at the traffic lights turn left onto Park Street, continue down Bawtry Road until you reach the roundabout where you take the third exit onto A63 down to the next roundabout where you take the first exit onto Doncaster Road, continue through Burn and Haddlesey, At the roundabout take the second exit staying on the A19 following the road to another roundabout where you'll take the third exit onto Weeland Road, follow into Eggborough village and at the roundabout take the second exit onto Weeland Road, then left onto Kellington Lane. After this, turn left again onto Tabard Road and finally left again onto Tabard Hamlet.

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.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire 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.

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.

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.

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

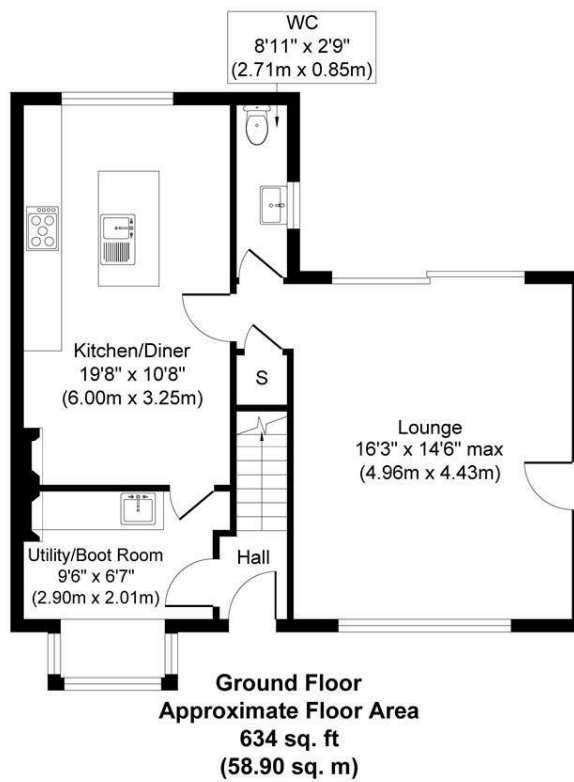
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE

RELEVANT BRANCHES ON:

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

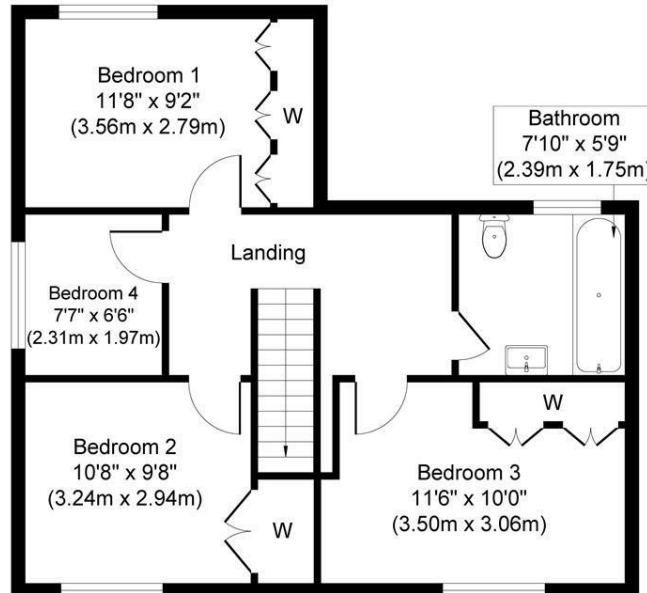
AML Fee

Please note that the AML fee covers the cost of carrying out the necessary identity and anti-money laundering checks. Once these checks have been completed, the fee is non-refundable, even if the property purchase does not proceed.



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
617 sq. ft
(57.40 sq. m)

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