



'Shireoaks' Doncaster Road

Whitley, DN14 0JB

Offers In The Region Of £475,000

**** NEED SPACE FOR A MOTORHOME/MULTIPLE CARS OR A BOAT? **** OR NEED WORKSHOP OR AN AT HOME BUSINESS PREMISES? - Then look no further than 'Shireoaks': this delightful house set well back on Doncaster Road (A19), Whitley offers a perfect blend of comfort and convenience. The bungalow itself has three well-proportioned bedrooms and a modern family bathroom, along with open plan living kitchen space and a rear sun room entrance - perfect for those dog leads and muddy boots! This property is ideal for families or those seeking space around them.

ONE BEDROOM SELF CONTAINED ANNEXE - Ideal for an extra income, as a rental, for your older children's independent living or great guest accommodation - It truly is VERY FLEXIBLE!

One of the standout features of this home is its superb 'kerb appeal', making it a lovely sight to behold - a really unique bungalow.

The surrounding area boasts an abundance of local amenities: in nearby Eggborough village there is an eclectic mix of amenities, from the post office, corner-shop, doctors, butchers, sandwich shop, 'chippie', and the popular Horse & Jockey public house. Whitley itself has a highly regarded primary school and the George & Dragon Pub.

Nature enthusiasts will appreciate the stunning countryside walks and picturesque canal paths that are just a stone's throw away. These scenic routes offer a wonderful opportunity to explore the beautiful landscapes and enjoy the tranquility of semi-rural life.

In summary, this property is not just a house, it is a home that offers a comfortable lifestyle in a friendly village setting. With its attractive features and convenient location, it is sure to attract interest from those looking to settle in this delightful part of Yorkshire.

- Detached Bungalow
- 3 DOUBLE Bedrooms - with attached ONE BEDROOM ANNEXE
- Modern Kitchen Living Area
- Lovely Front Garden and Driveway Parking
- Rear Workshop and Outbuildings - Perfect for a Home Business!
- Parking for Camper Van/Motorhome or Boat - or even all 3 if your parking's good!
- Splendid One Level Living
- Just off Junction 34 of the M62
- Close to Local Canal Moorings along the Aire and Calder Navigation with 48-hour visitor limits
- Some lovely dog walks close by



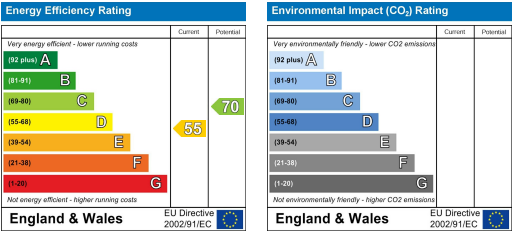
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Keith Taylor

56 Gowthorpe, Selby, North Yorkshire, YO8 4ET
Tel: 01757 709457 Email: sales@keithtaylorproperty.co.uk
www.keithtaylorproperties.co.uk