Park Rôw



Croysdale Terrace, Eggborough, Goole, DN14 0LF

Offers Over £130,000

2 | 1 | 1 | D

IDEAL FOR FIRST TIME BUYERSOWNED SOLAR PANELS** This property in the village of Eggborough briefly comprises: Lounge and Kitchen. To the first floor are two Bedrooms and a Bathroom, externally to the rear is a lawned garden. VIEWING IS 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 OVERVIEW

This well presented two bedroom mid-terrace home is ideally situated in the popular village of Eggborough. The property offers comfortable living accommodation throughout, making it an excellent choice for first time buyers, small families, or investors alike.
The ground floor has a welcoming lounge and a fitted kitchen, providing ample space for everyday living and dining. To the first floor, there are two bedrooms, one generous double and one single, along with a family bathroom. Externally, the property benefits from a large enclosed rear garden, perfect for outdoor entertaining, gardening, or family play.
Located within easy reach of local amenities, transport links, and nearby schools, this attractive home combines village living with convenient access to surrounding towns and major routes.

A key highlight of this property is the fully owned solar panels, neither leased or government granted. The new owner will enjoy the full benefits of the electricity generated, including the financial savings and returns the solar panels provide.

GROUND FLOOR ACCOMMODATION

Lounge
14'9" x 13'1" (4.52m x 4.00m)

Kitchen
10'7" x 8'11" (3.23m x 2.73m)

FIRST FLOOR ACCOMMODATION

Bedroom One
15'0" x 9'7" (4.58m x 2.93m)

Bedroom Two
9'2" x 6'8" (2.81m x 2.05m)

Bathroom
9'0" x 4'7" (2.75m x 1.42m)

EXTERIOR

Front
Access directly onto public pedestrian footpath.

Rear
Enclosed lawned rear garden.

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 first exit onto Selby Road, then a left turning onto Croysdale Terrace where the property can be identified by our Park Row For Sale board.

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.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold
Local Authority: North Yorkshire County Council
Tax Banding: A

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
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.

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 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.

OPENING HOURS

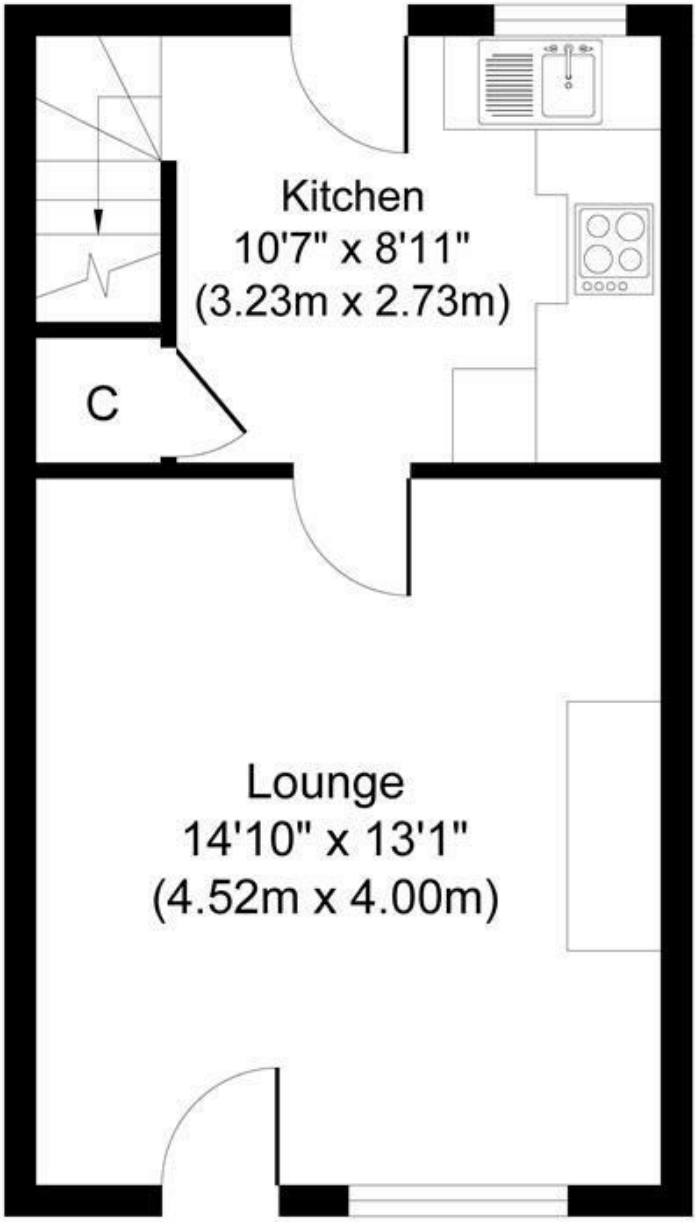
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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

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.



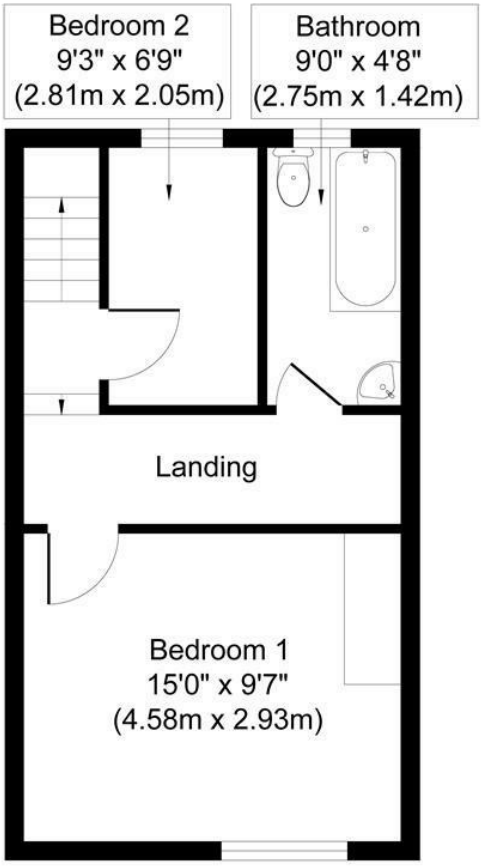
Ground Floor
Approximate Floor Area
316 sq. ft
(29.40 sq. m)

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.
Copyright V360 Ltd 2025 | www.houseviz.com









First Floor
Approximate Floor Area
316 sq. ft
(29.40 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.
Copyright V360 Ltd 2025 | www.houseviz.com

T 01757 241124
W www.parkrow.co.uk

14 Finkle Street, Selby, North Yorkshire, YO8 4DS
selby@parkrow.co.uk

