Park Rôw



Sycamore Avenue, Eggborough, Selby, DN14 0WU

Offers Over £325,000

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** GARAGE ** SPACIOUS DINING ROOM ** Situated in the village of Eggborough, detached property briefly comprises: Hall, Ground Floor w.c, Lounge, Dining Room, Kitchen and Bedroom Six/Snug. To the First Floor are three bedrooms; one with En-Suite and Family Bathroom. To the Second Floor are a further two bedrooms and a Shower Room. Externally the property benefits from off street parking, garage and enclosed rear garden. VIEWING HIGHLY RECOMMENDED TO FULLY APPRECIATE 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'.


















and they
lived
happily
ever after





























PROPERTY OVERVIEW

This impressive six bedroom detached home offers spacious and highly versatile accommodation set across three floors, making it an ideal choice for growing families, multi generational living or those requiring additional space for working from home.
The property provides well balanced living throughout, including multiple reception areas and a ground floor room that can be used as a bedroom, snug or office depending on requirements. On the upper floors there are five well proportioned bedrooms, supported by en suite and additional bathroom facilities, providing both space and privacy for family living.
Externally, the property benefits from a generous rear garden with a combination of paved, lawned and decked areas, creating a great space for both everyday use and entertaining. To the front, a driveway provides ample off road parking and leads to a garage.
A particularly strong feature of the property is the exceptionally long lease, with approximately 976 years remaining and a ground rent of £95 per annum. This offers long term security comparable to freehold ownership. There is also the option to purchase the freehold, offering further flexibility for buyers if desired.
The property is situated in the popular village of Eggborough, offering a semi rural setting while remaining conveniently placed for local amenities, schools and transport links. There is easy access to Selby, Goole, Leeds and the M62, making it well suited to commuters as well as families.
The vendors are actively progressing an onward move and can offer flexibility for buyers looking for a smooth and straightforward transaction.
Early viewing is strongly recommended to fully appreciate the space, flexibility and overall appeal this property has to offer.

GROUND FLOOR ACCOMMODATION

Hall
15'5" x 3'10" (4.71m x 1.17m)

Ground Floor W.C
5'5" x 2'11" (1.66m x 0.91m)

Lounge
17'6" x 10'0" (5.34m x 3.05m)

Dining Room
16'2" x 12'8" (4.95m x 3.88m)

Kitchen
14'7" x 11'1" (4.45m x 3.39m)

Bedroom Six/Snug
11'1" x 8'7" (3.38m x 2.64m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One
13'4" x 10'0" (4.08m x 3.05m)

En-Suite
9'3" x 3'8" (2.82m x 1.13m)

Bedroom Four
8'6" x 8'3" (2.61m x 2.54m)

Bedroom Five
8'3" x 8'2" (2.54m x 2.51m)

Bathroom
6'5" x 5'5" (1.98m x 1.67m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom Two
15'8" x 11'4" (4.80m x 3.47m)

Bedroom Three
15'8" x 8'5" (4.80m x 2.58m)

Shower Room
7'3" x 6'5" (2.21m x 1.97m)

EXTERIOR

Front
The front of the property is laid to lawn with driveway to the side leading to Garage with up and over door.

Rear
The enclosed rear garden has a raised decking area, a patio, a lawn and gated side access.

DIRECTIONS
From the centre of Selby head out on the A19 towards Burn, pass through Burn and Chapel Haddlesey and continue down the A19 until you come to a small roundabout where Eggborough Power Station and take the second exit. Continue to

the next roundabout and take the third exit right signposted Eggborough. Head into Eggborough go straight across the next round about and then take your second right onto Sycamore Avenue.

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: Leasehold
Lease Details: Ground Rent £95 per year
Length of Lease: 976 years left

Local Authority: North Yorkshire
Tax Banding: E

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, Solar Panels
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.

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

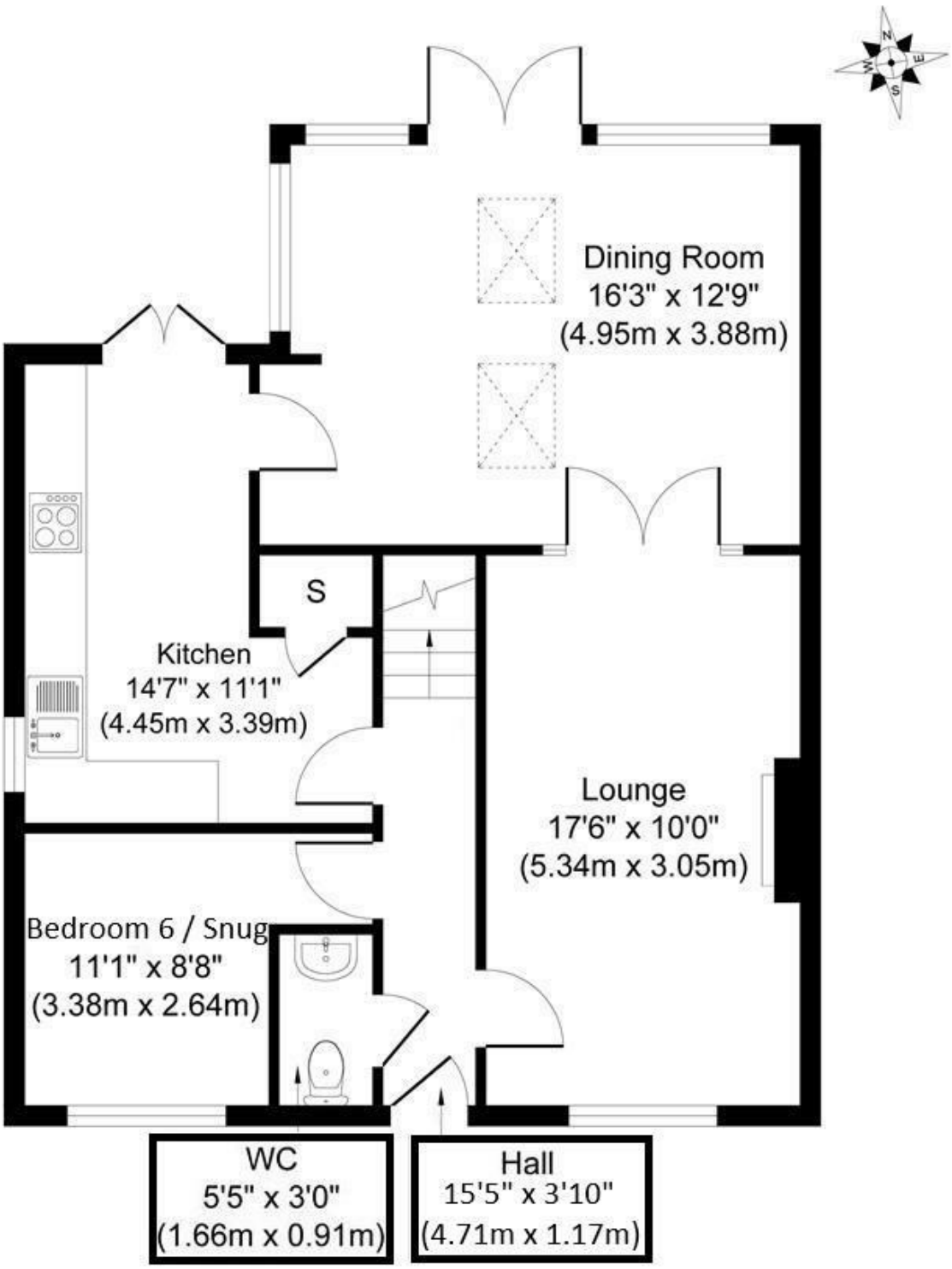
CALLS ANSWERED :
Mon, Tues, Wed & Thurs - 9.00am to 8.00pm
Friday - 9.00am to 5.30pm
Saturday - 9.00am to 5.00pm
Sunday - 11.00am to 3.00pm

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

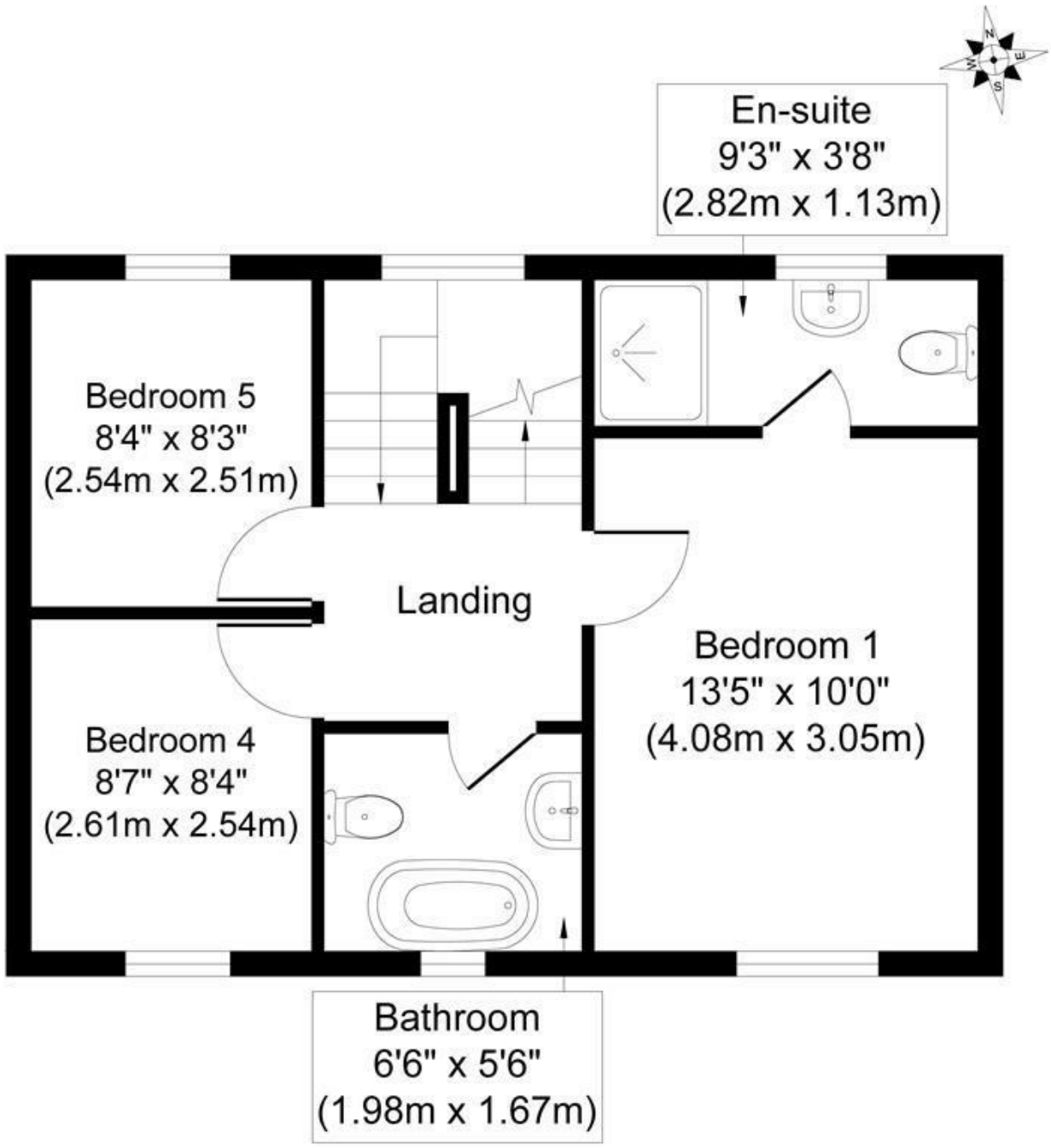
AML Fee

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
696 sq. ft
(64.68 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.
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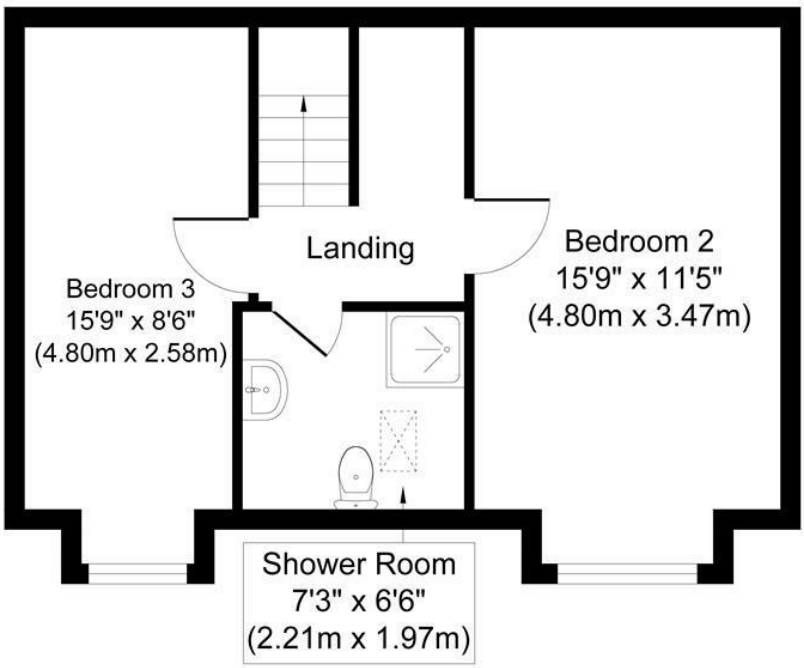
First Floor
Approximate Floor Area
433 sq. ft
(40.21 sq. m)

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Second Floor
Approximate Floor Area
406 sq. ft
(37.67 sq. m)

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T 01757 241124
W www.parkrow.co.uk

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

