



The Orchard Bungalow Off Water Lane, Off Selby Road, Eggborough, DN14 0PH

£285,000

EDC · D

Marketed with no upward chain is this three bedroom detached bungalow which is located on a generous plot accessed from a private lane. The property offers spacious accommodation which includes an entrance hallway, L-shaped lounge/dining room, kitchen, conservatory, three bedrooms and a bathroom. Outside there is an attached garage, driveway for multiple vehicles, a paved seating area and wrap around lawned gardens. A viewing is highly recommended to appreciate the potential on offer.

- ****NO UPWARD CHAIN****
- Spacious three bedroom detached bungalow
- Some refurbishment required
- L-shaped lounge/dining room
- Conservatory
- Generous plot
- Accessed from a private lane
- Attached garage and driveway
- Wrap around lawned gardens
- Viewing highly recommended

DESCRIPTION

This three bedroom detached bungalow incorporates gas central heating and uPVC double glazing and offers spacious accommodation comprising;

ENTRANCE HALL

14'11" x 8'7" max.

uPVC entrance door. Loft access. Coving to the ceiling. One central heating radiator.

LOUNGE

20'9" x 10'10" plus 9'4" x 13'6"

Bow window to the front elevation and uPVC French doors. A brick fire surround housing a gas fire. Laminate flooring. Coving to the ceiling. Two central heating radiators.

KITCHEN

10'9" x 13'1" max.

A range of fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a green one and a half bowl single drainer sink, a four ring gas hob with a stainless steel cooker hood over. Integrated double oven. Cupboard housing the gas central heating boiler. Coving to the ceiling. One central heating radiator. Door to the conservatory.

CONSERVATORY

11'5" x 10'11" max.

A brick base/uPVC framed conservatory with uPVC French doors that lead into the garden. Tiled floor. One central heating radiator.

BEDROOM ONE

11'6" x 12'10"

To the side elevation. Laminate flooring. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

10'11" x 14'1"

To the side elevation. Laminate flooring. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

7'11" x 13'11"

To the side elevation. Fitted storage cupboard. Laminate flooring. Coving to the ceiling. One central heating radiator.

BATHROOM

7'7" x 8'7"

A white suite comprising a corner bath with a shower fitment to the bath taps, a wash hand basin and a low flush WC. Walls tiled to half height. A shower cubicle with a mains fed shower and tiled interior. Coving to the ceiling. One central heating radiator. White heated towel rail.

GARAGE

11'11" x 16'6"

A brick built attached garage with a metal up and over vehicular door to the front and a timber personnel door to the rear. Light and power.

GARDENS

The property is accessed from double timber gates onto a driveway which provides off street parking for multiple vehicles and access to the attached garage. There are lawned gardens that wrap around the bungalow with paved pathways and a paved seating area which leads off the conservatory. Various mature trees including an apple tree and conifers.

LOCATION

The property is located in the village of Eggborough, which provides excellent links to the M62 motorway at J34 and also within walking distance of the village amenities.

The property is accessed from Selby Road, opposite the village 'Premier' store. Turn left onto Water Lane then turn immediately right down a private road, just before The Granary. The bungalow is located at the end of the lane beyond double gates.

Ground Floor
Approx. 136.0 sq. metres (1463.4 sq. feet)



Total area: approx. 136.0 sq. metres (1463.4 sq. feet)





