



HUNTERS[®]
HERE TO GET *you* THERE

10 Westfield Road, Eggborough, Goole, DN14 0TP

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Offers Over £140,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this three bedroom end terrace home situated within the poplar village of Eggborough. The property benefits UPVC double glazing windows and briefly comprises an entrance hall, downstairs cloakroom/w.c., living/dining room and kitchen to the ground floor. To the first floor there is three bedrooms and a family bathroom. To the front of the property there is a low maintenance garden. To the rear of the property there is a courtyard garden with two outbuildings and fencing around the perimeter. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

LOCATION

Eggborough is a conveniently situated village located just off the A19 Selby Doncaster Road. Shops, schools, public houses etc. are all within the village with main amenities located at Selby which is approximately 6 miles away. Eggborough is an ideal place for those wishing to use the motorway networks M62, M18 A1/M1 links.

DIRECTIONS

From Selby take the A19 towards Doncaster, continue along until reaching the Eggborough roundabout, turn right onto Weeland Road then take the left hand turn onto Green Acres, then turn right to stay on Green Acres, continue onto Westfield Road, where the property can be identified by our Hunters For Sale Board.

Material Information - Selby

Tenure Type; Freehold
Council Tax Banding; A
EPC Rating : D

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Approximate Area = 918 sq ft / 85.2 sq m

Outbuilding = 61 sq ft / 5.6 sq m

Total = 979 sq ft / 90.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), ©nchecon 2025. Produced for Hunters Property Group. REF: 1385150



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	







