



Millstone Lane, Eggborough, DN14 0YG  
£335,000





- Four Bedroomed Detached Family Home
- South Facing Rear Garden
- 115 Sq. M. / 1237 Sq. Ft.
- Integral Garage And Driveway Parking
- Mains Electricity. Mains Gas Central Heating
- Mains Water. Mains Sewerage
- Broadband: FTTP. Mobile 4G
- Brick Built Construction
- EPC Rating 'B' (82)
- Council Tax Band 'D'



We are delighted to offer for sale this beautifully presented and updated four bedroomed detached house with South facing rear gardens in this popular village setting. Step through the front door of this crisply decorated home, and imagine living somewhere where all you have to do is figure out where you will put your own furniture!

Nestled within this select Harron Home development, this residence welcomes you with a hallway to leave coats and shoes. Turn left into the well proportioned living room with large window to the front to let light stream in through this space. There is an attractive toughened glass panelled door to separate or open up the living room and dining kitchen should you need to entertain or just want to cosy up and switch off but also provide more light.

The dining kitchen stretches across the back of the house. Thoughtfully arranged and appointed with modern units in stylish cream units and wood effect worksurfaces, this space invites culinary adventure and every-day ease, offering ample elbow room for everything from morning coffee rituals to lively weekend baking sessions. Built in appliances include hob, cooker, dishwasher and fridge/freezer.

The dining area draws you in with space to seat up to six people, whilst overlooking the garden through the French patio doors. From here you can also peer into the lounge through the glass panelled doors. This is perfect for having a 'grown up' meal with friends, whilst the children amuse themselves. There is also a ground floor w.c and utility room with plumbing for washing machine.

Four well proportioned bedrooms make up the first floor accommodation. The large master bedroom features built in wardrobe, space for large bed and access to the shower room en-suite. Bedrooms two, three and four are all doubles.

The main bathroom, with its sleek fixtures and calming palette, promises a refreshing start to the day and a relaxing wind-down in the evening.

Outside to the front is a low maintenance area to park up to two vehicles as well as access to the garage.

To the rear of the property is good size South facing garden which is zoned to provide a paved area for bbq's and entertaining, lawned area for children to play. The property also benefits from solar panels.

Agents Note:

- There is a management charge for the upkeep of the common areas of the development of £135.00 per year via Allerton property management.
- The heating system was serviced January 2025.

JP Harll accepts no liability for any inaccuracies, errors, or omissions in the information provided, whether arising from third party data, vendor statements or typographical error.

It should not be assumed that this property has all the necessary Planning, Building Regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested.

These particulars, whilst believed to be accurate are set out as a general outline only as 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 their accuracy.

No person in this firms employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

JP Harll may receive a referral fee for recommending providers of ancillary services. You are not under any obligation to use these services.

In order for JP Harll to comply with current legislation, when making an offer, prospective purchasers will be subject to verification of status including anti-money laundering and proof of funding checks. Properties remain on the market until JP Harll are in receipt of all proofs.

Should you require a mortgage to purchase a property, JP Harll have in-house, whole of market, independent mortgage advisors who can assist. They do not charge a broker fee for standard residential mortgages. Their direct telephone number is 01757 709888. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured upon it.

Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955









Ground Floor

Approximate total area<sup>(1)</sup>

115 m<sup>2</sup>  
1237 ft<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**JP Harll**

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