

# Park Rôw



**Whitehouse Avenue, Eggborough, Goole, DN14 0XL**

**Offers Over £350,000**

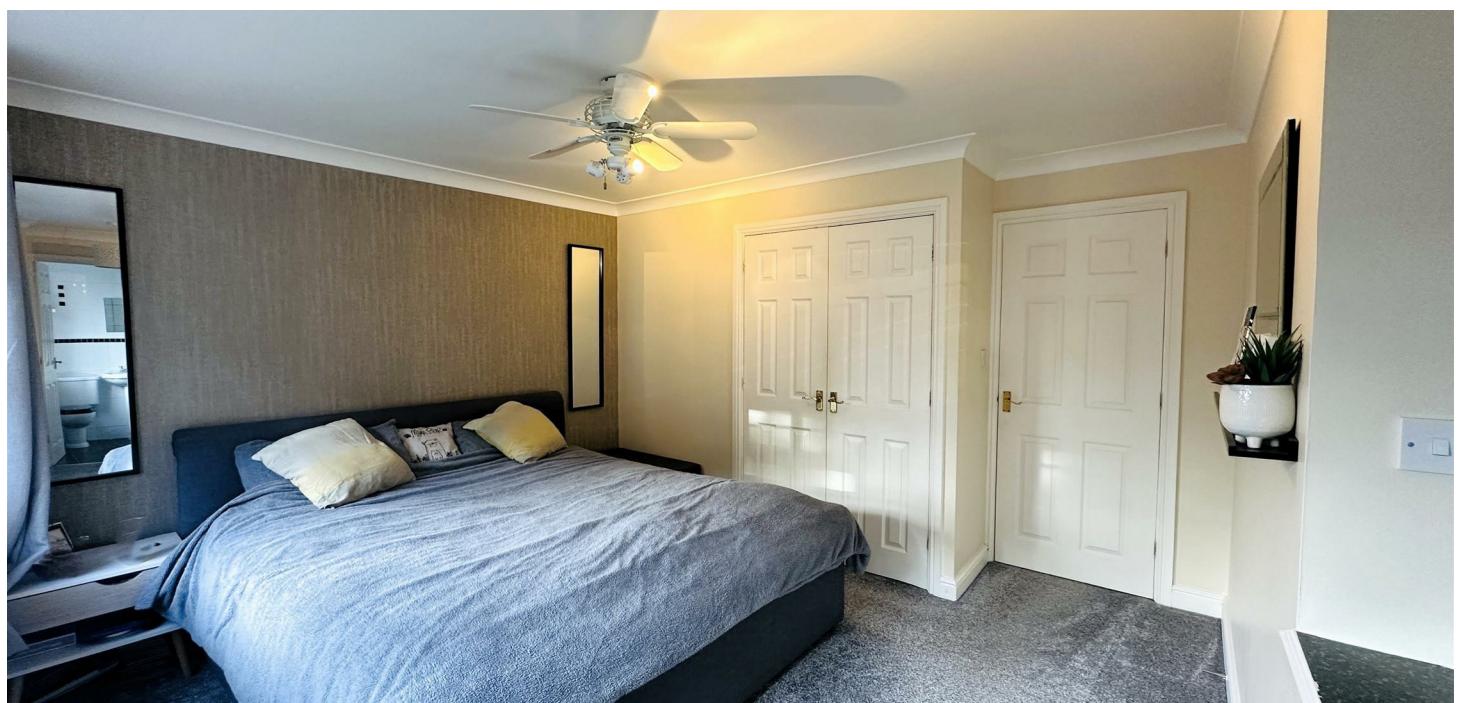


**\*\* CLOSE TO COMMUTER LINKS \*\* DESIRABLE LOCATION \*\*** Situated in the village of Eggborough, this four/five bedroom detached property briefly comprises: Hall, Dining Room/Bedroom Five, ground floor w.c., Lounge, Kitchen, Utility and Conservatory. To the first floor, are four Bedrooms with two En-Suites and a family Bathroom. Externally, the property benefits from off-street parking, integral double garage and enclosed rear garden. **VIEWING HIGHLY 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 spacious and versatile family home offers well-balanced accommodation arranged over two floors. The ground floor features a generous lounge, a well-appointed and bright conservatory overlooking the garden. A separate dining room provides flexible use and could serve as a fifth bedroom if required, complemented by a convenient ground floor WC. An integral double garage with a utility offers excellent storage and secure parking. To the first floor, there are four well-proportioned bedrooms, two of which benefit from en-suite shower rooms, along with a modern family bathroom. Externally, the property boasts an enclosed rear garden with a patio area ideal for family use and entertaining, while to the front there is additional garden space and two allocated parking spaces.

## GROUND FLOOR ACCOMMODATION

### Vestibule

5'6" x 1'10" (1.69m x 0.58m)

### Ground Floor w.c.

7'1" x 3'0" (2.18m x 0.92m)

### Lounge

16'6" x 13'7" max (5.04m x 4.15m max)

### Kitchen

19'2" x 10'2" max (5.86m x 3.12m max)

### Conservatory

24'4" x 9'6" max (7.44m x 2.91m max)

### Dining Room / Bedroom Five

11'6" x 9'1" (3.51m x 2.77m)

### Utility

8'1" x 5'5" (2.47m x 1.67m)

### Integral Garage

18'3" x 16'9" max (5.58m x 5.12 max)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

18'2" x 10'4" max (5.54m x 3.15m max)

### En Suite

6'11" x 5'8" (2.11m x 1.75m)

### Bedroom Two

13'6" x 8'3" (4.12m x 2.52m)

### En Suite

5'1" x 4'1" (1.56m x 1.26m)

### Bedroom Three

10'5" x 8'8" max (3.20m x 2.65m max)

### Bedroom Four

10'6" x 6'9" (3.21m x 2.07m)

### Bathroom

8'0" x 5'10" (2.44m x 1.79m)

## EXTERNAL

### Front

Front garden and two parking spaces.

### Rear

Enclosed rear garden with patio area.

## DIRECTIONS

Leave Selby via the A19 Doncaster Road passing through the villages of Brayton and Burn and continue over the bridge at Chapel Haddlesey. Follow the A19 to Eggborough, at the roundabout take the third exit onto Weeland Road. At the next roundabout take the first exit onto Selby Road. Turn left onto Water Lane and continue onto Low Eggborough Road. Finally, turn right onto Whitehouse Avenue where the property can be clearly identified by our Park Row Properties 'For Sale' board.

## HEATING & 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.

## LOCAL AUTHORITY, TAX BANDING AND TENURE

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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 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.

## 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.

## 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.

## 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:

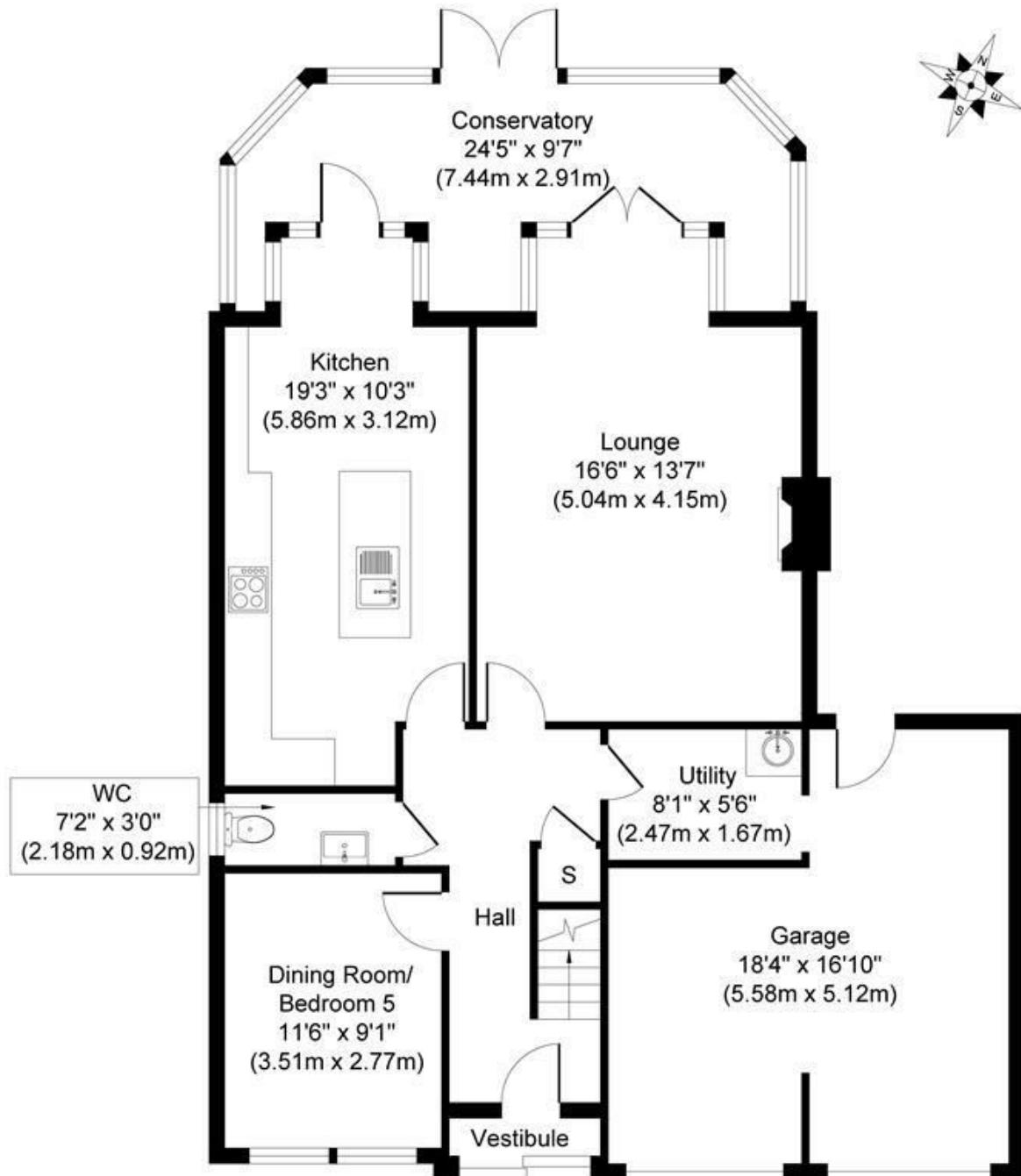
GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

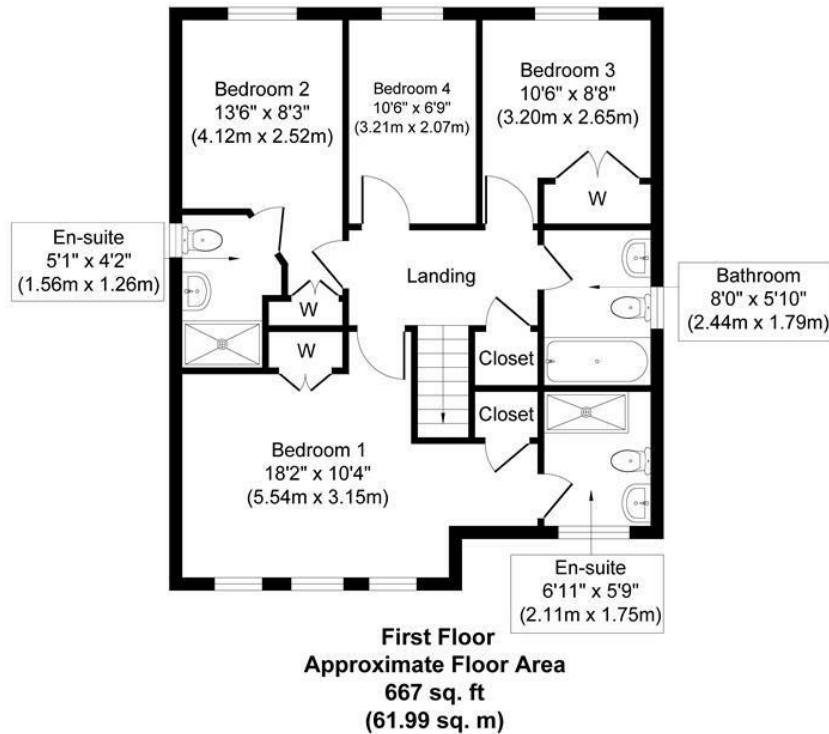
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



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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T 01757 241124

W [www.parkrow.co.uk](http://www.parkrow.co.uk)

14 Finkle Street, Selby, North Yorkshire, YO8 4DS  
[selby@parkrow.co.uk](mailto:selby@parkrow.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B		
(89-89)	C		
(81-84)	D		
(79-80)	E		
(71-78)	F		
(61-70)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			