

# Park Row

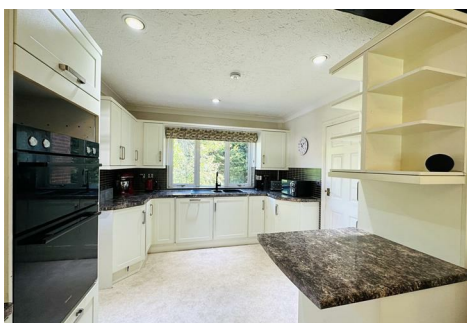


## Willow Dene Garth, Eggborough, Goole, DN14 0UA

**Offers Over £300,000**



**\*\*DOUBLE GARAGE\*\*SPACIOUS REAR GARDEN\*\*** Situated in Eggborough, this detached property briefly comprises: Hall, utility, kitchen dining room, w.c, lounge and garden room . To the First Floor: Master bedroom with ensuite, three bedrooms and family bathroom. Exterior: Double garage with driveway, enclosed garden. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND SIZE OF 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

Located in the popular village of Eggborough, this impressive detached Four-bedroom family home offers spacious and versatile living throughout. The ground floor features a welcoming entrance hall, a modern kitchen diner, a generous lounge, a bright and airy garden room, as well as a utility room and a convenient WC. Upstairs, the property boasts a spacious master bedroom with ensuite, three further well-proportioned bedrooms, and a stylish family bathroom. Outside, the home is complemented by a wrap-around garden, ideal for families or entertaining, along with a driveway providing ample parking and a double garage. Situated in a sought-after residential area with excellent commuter links to nearby towns and cities, this property offers both comfort and convenience in a pleasant, well-connected location.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

13'5" x 4'1" (4.11m x 1.27m)

### Utility

7'8" x 5'11" (2.36m x 1.82m)

### Kitchen Dining Room

19'10" x 10'4" (6.06m x 3.17m)

### Lounge

20'5" x 18'11" (6.23m x 5.78m)

### Garden Room

19'10" x 11'8" (6.07 x 3.57)

### W.C

4'2" x 3'10" (1.28m x 1.18m)

## FIRST FLOOR ACCOMMODATION

### Master Bedroom

14'3" x 9'7" (4.36m x 2.94m)

### Ensuite

8'3" x 4'7" (2.54m x 1.41m)

### Bedroom Two

11'11" x 9'8" (3.64m x 2.95m)

### Bedroom Three

11'11" x 9'11" (3.64m x 3.04m)

### Bedroom Four

9'11" x 8'7" (3.04m x 2.62m)

### Main Bathroom

8'7" x 6'3" (2.63 x 1.92)

## EXTERIOR

### Front

To the front there is a paved driveway for ample parking and a double garage.

### Rear

To the rear is a enclosed garden.

## DIRECTIONS

From Finkle Street, Selby, head south to join the A19 toward Doncaster. Stay on the A19 through to the Eggborough roundabout, take the exit toward Selby Road, and follow it into Eggborough. Then turn into Willow Dene Garth, where the property can be clearly identified by our Park Row Properties 'For Sale' board.

## 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: Freehold

Local Authority: North Yorkshire

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

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:

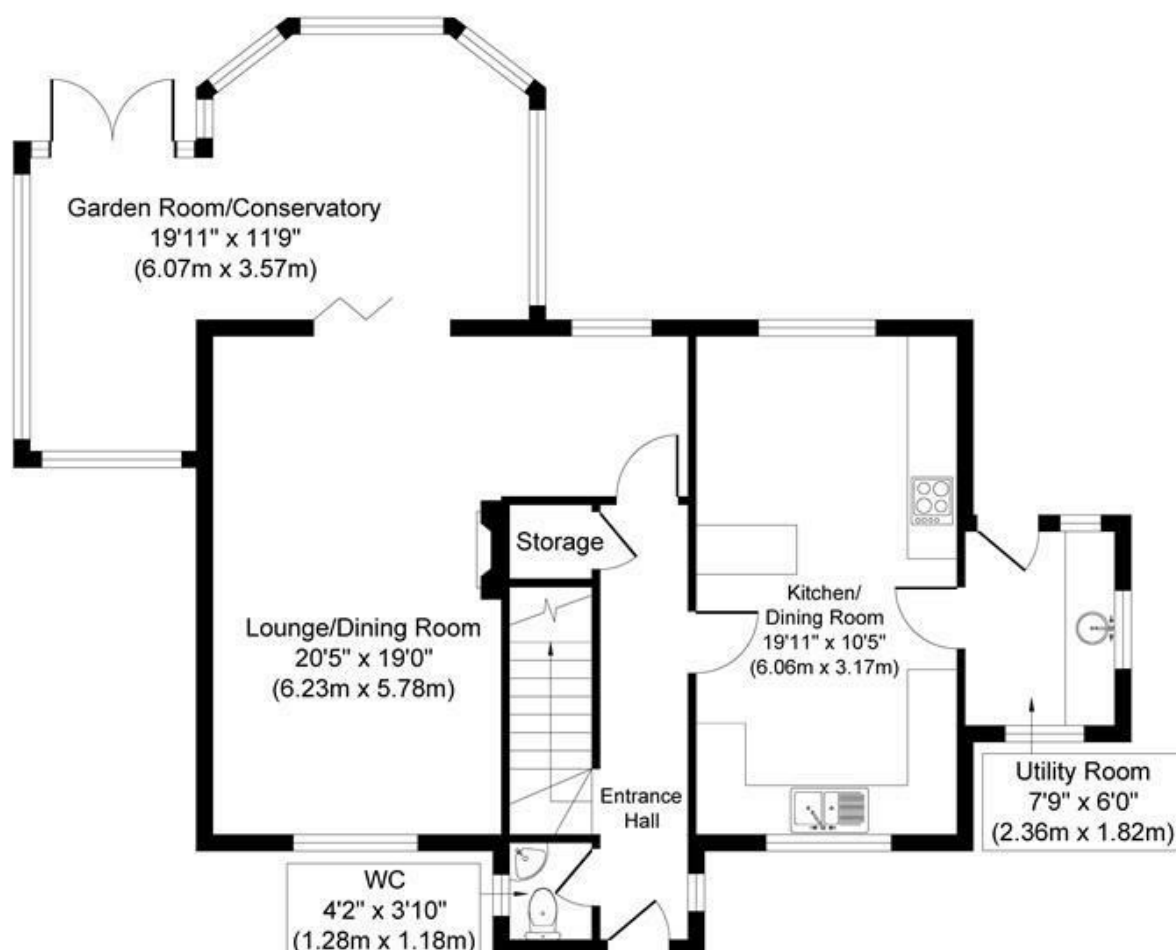
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

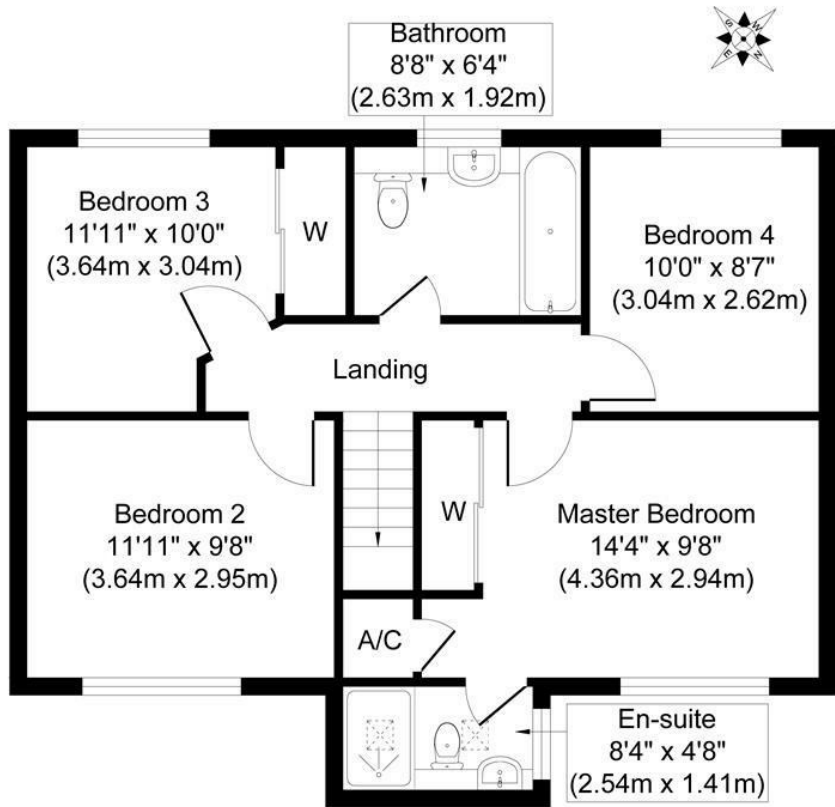
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**899 sq. ft**  
**(83.47 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.

Copyright V360 Ltd 2025 | [www.houseviz.com](http://www.houseviz.com)



**First Floor**  
**Approximate Floor Area**  
**620 sq. ft**  
**(57.62 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.

Copyright V360 Ltd 2025 | www.houseviz.com

**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)

