



Weeland Road, Eggborough Goole DN14 0PP

welcome to

Weeland Road, Eggborough Goole

INVESTMENT OPPORTUNITY



This semi-detached property in Eggborough offers plenty of potential for anyone looking to put their own stamp on a home. At the front, you'll find a lawned garden and a driveway, leading into a carpeted entrance hall. The lounge features built-in storage, an electric fire, and an open archway through to the dining room, where a log burner creates a warm focal point beneath the front-facing window.

The kitchen includes a range of wall and base units, an oven and hob, laminated flooring, and allocated space for both a fridge and washing machine. A fitted stair lift provides easier access to the first floor, which comprises three bedrooms—two suitable for double beds and a single room that also benefits from loft access. The family bathroom is fitted with laminated flooring, a shower, and a toilet.

Outside, the rear garden offers a private and established setting with a lawn, mature apple trees, hedging, two sheds, and a generous outbuilding. With brand-new central heating already installed and a great location, this property presents a solid opportunity for someone ready to modernise and make it their own.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Entrance Hall

Lounge

13' 1" x 9' 11" (3.99m x 3.02m)

Dining Room

11' 11" x 10' 1" (3.63m x 3.07m)

Kitchen

13' 10" x 6' 5" (4.22m x 1.96m)



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welcome to Weeland Road

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- Semi-Detached House

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price
£135,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SEL108966 - 0002

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