



HUNTERS[®]
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Wesley House Water Lane, Eggborough, Goole, DN14 0PH

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Offers In Excess Of £290,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this well presented four-bedroom detached home situated within the popular village of Eggborough. The property benefits from a gas central heating system, double glazing and briefly comprises an entrance hall, downstairs cloakroom/w.c, lounge, dining room, kitchen and sun room to the ground floor. To the first floor bedroom one with built in wardrobes and en-suite bathroom, three further bedrooms and a family bathroom. To the front of the property a driveway leading down the side of the house to a garage with parking for several vehicles. To the rear of the property there a patio area along with a garden laid to lawn and fencing around the perimeter. Viewing 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, take the first exit at the roundabout onto Selby Road. Turn left onto Water Lane where the property can be identified by our Hunters for sale board.

Material Information - Selby

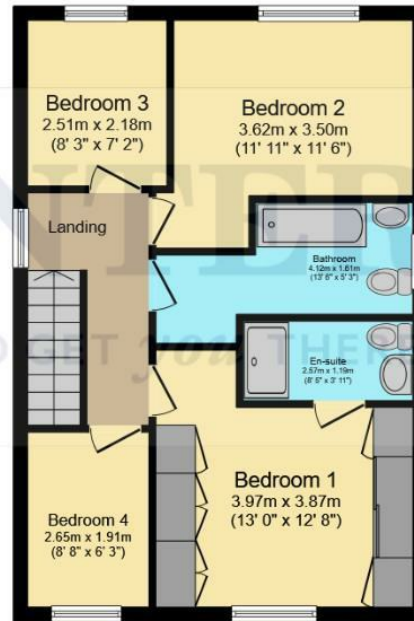
Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : C

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
selby@hunters.com | www.hunters.com



Ground Floor

Floor area 59.3 sq.m. (639 sq.ft.)



First Floor

Floor area 51.8 sq.m. (557 sq.ft.)



Garage

Floor area 13.5 sq.m.
(145 sq.ft.)

Total floor area: 124.6 sq.m. (1,341 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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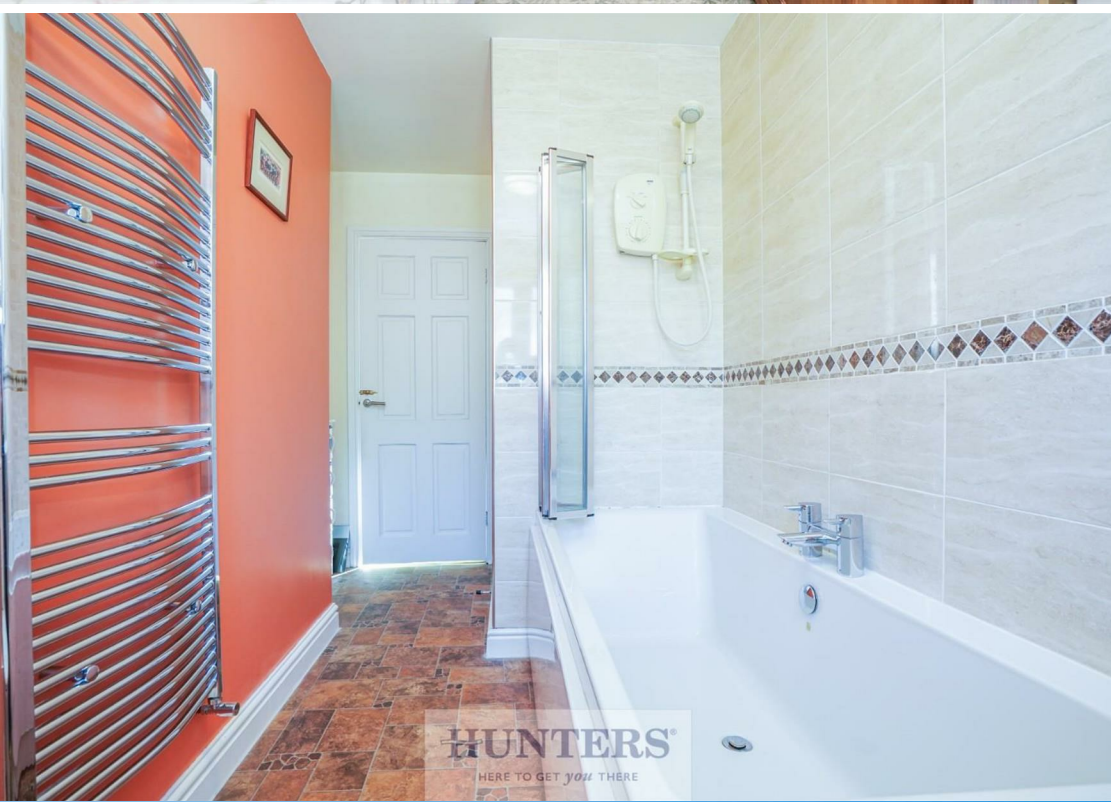
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales	EU Directive 2002/91/EC	

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		
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