



HUNTERS[®]
HERE TO GET *you* THERE

The Willows Water Lane, Eggborough, Goole, DN14 0PH

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Offers In The Region Of £325,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this beautifully 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 conservatory to the ground floor. To the first floor there is bedroom one with en-suite bathroom, three further bedrooms and a family bathroom. To the front of the property a blocked paved driveway leading to a garage with parking for several vehicles along with mature trees and a garden laid to lawn. To the rear of the property there a patio area along with a further garden laid to lawn, mature shrubs 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.

DIRECTION

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

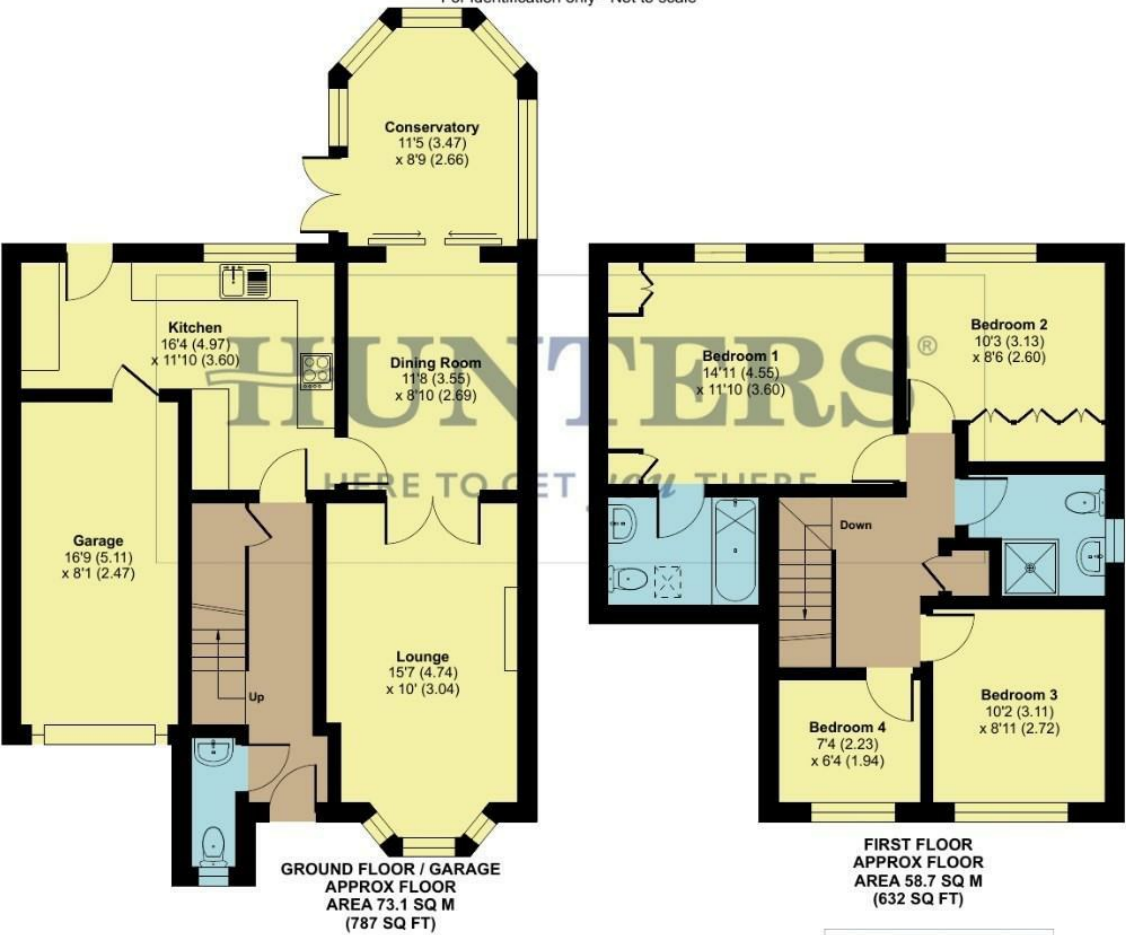
Tenure Type; Freehold
Council Tax Banding; D
EPC Rating : C

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Approximate Area = 1282 sq ft / 119.1 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1419 sq ft / 131.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Hunters Property Group. REF: 1283712.

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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		
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		
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