

Millstone Lane, Eggborough, DN14

- DETACHED HOME
- FOUR BEDROOMS
- BEDROOM ONE WITH EN-SUITE
- GARDENS FRONT AND REAR
- EPC RATING: B
- IMMACULATELY PRESENTED
- KITCHEN/DINING ROOM (18'8" X 8'10")
- GARAGE AND DRIVEWAY
- VIEWING RECOMMENDED

Asking Price £285,000

HUNTERS®

HERE TO GET *you* THERE

Millstone Lane, Eggborough, DN14

DESCRIPTION

DESCRIPTION

Situated within the popular village of Eggborough, we are delighted to offer for sale this immaculately presented four-bedroom detached home. The property benefits from a gas central heating system and double glazing and briefly comprises an entrance hall, lounge, downstairs cloakroom/w.c., kitchen/dining room (18'8" x 8'10") to the ground floor. To the first-floor, bedroom one with en-suite, three further bedrooms and a bathroom. A driveway leads to an integral garage. To the front is a garden laid to lawn with shrubs, to the rear is a further garden laid to lawn with shrub borders. Viewing highly recommended.

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 left onto Selby Road and then left onto Millstone Lane.

Material Information - Selby

Tenure Type; Freehold

Council Tax Banding; D

Annual service charge £132.77.

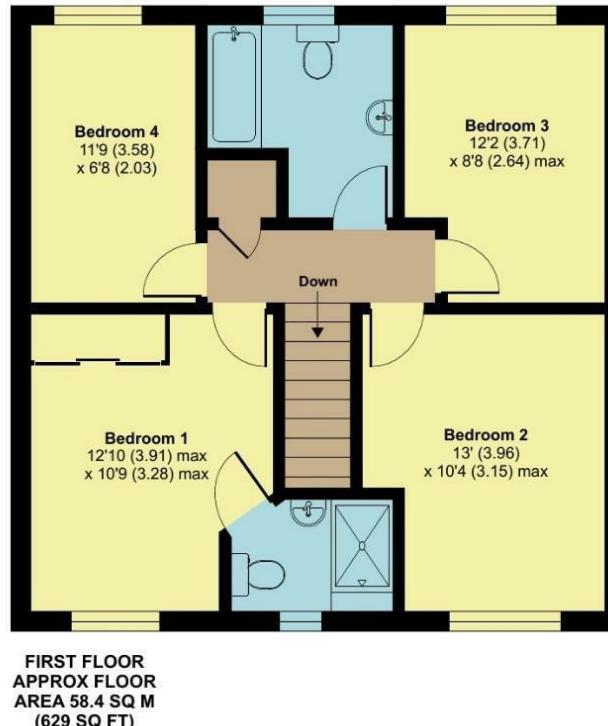
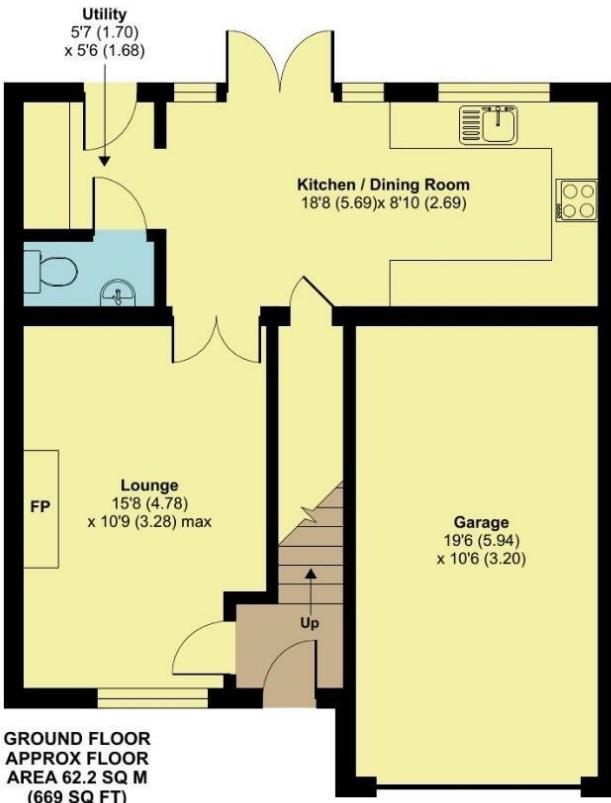




Millstone Lane, Eggborough, Goole, DN14

Approximate Area = 1298 sq ft / 120.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.

Produced for Hunters Property Group. REF: 956719

Viewing

Please contact our Hunters Selby Office on 01757 210884 if you wish to arrange a viewing appointment for this property or require further information.

23 Finkle Street, Selby, YO8 4DT

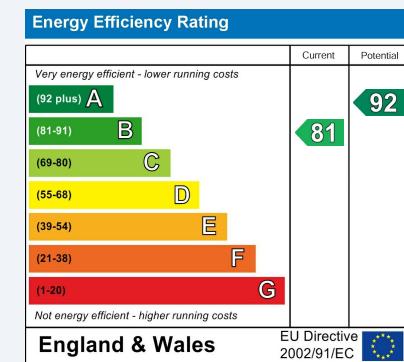
Tel: 01757 210884 Email:

selby@hunters.com <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS®

HERE TO GET *you* THERE