



HUNTERS[®]
HERE TO GET *you* THERE

9 The Hedgerows, Eggborough, Goole, DN14 0PQ

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Offers Over £220,000

DESCRIPTION

Hunters Selby are delighted to offer for sale this three bedroom semi detached house situated in a cul-de-sac location 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, kitchen/dining room and lounge to the ground floor. To the first floor bedroom one with en-suite, two further bedrooms and a family bathroom. To the front of the property there is allocated parking. To the rear of the property there is a garden laid to lawn with patio area and fencing around the perimeter. Viewing is 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.

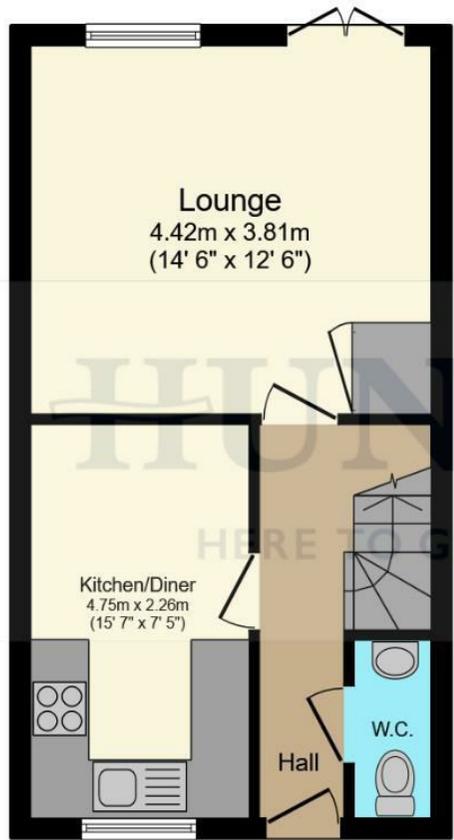
DIRECTIONS

From Selby take the A19 towards Doncaster, continue until reaching the Eggborough roundabout. At the roundabout turn right onto Weeland Road, then almost immediately turn sharp left onto High Eggborough Lane then turn left onto The Hedgerows where the property can be identified.

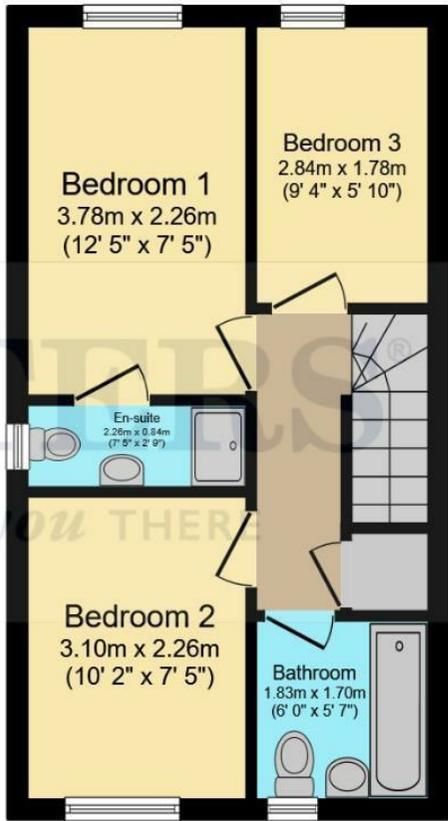
Material Information - Selby

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

Hunters Selby 23 Finkle Street, Selby, YO8 4DT | 01757 210884
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Ground Floor
Floor area 32.8 sq.m. (353 sq.ft.)



First Floor
Floor area 32.8 sq.m. (353 sq.ft.)

Total floor area: 65.6 sq.m. (706 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	











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