



**HUNTERS®**  
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38 Sycamore avenue, Eggborough, DN14 0WU

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# 38 Sycamore avenue, Eggborough, DN14 0WU

## Offers In The Region Of £340,000

### DESCRIPTION

Upon entering the street, one will notice that the public grassed, and shrubbery areas are well maintained. There is also a small park, which is immaculately maintained which can represent hours of fun and joy for families with young children.

The property benefits from a gas central heating system and UPVC double glazing and briefly comprises a spacious entrance hall, downstairs cloakroom/w.c., lounge, kitchen, utility room and dining room to the ground floor. To the first-floor bedroom one with en-suite, three further bedrooms and a bathroom. To the front of the property a large driveway which can easily accommodate 3 cars leads to an integral garage along with a garden laid to lawn. To the rear is a well-kept generous garden set predominately to lawn with large patio area and fencing around the perimeters. Viewing comes highly recommended to appreciate the accommodation on offer. Call Hunters Selby seven days a week to book a viewing.

### ENTRANCE HALL

A spacious entrance welcomes you to the home and comprises of newly laid wooden flooring and a cloakroom.

### LIVING ROOM: 17'9 x 12'6 (5.4 x 3.32m)

A larger than average lounge, with newly laid wooden flooring and stylish panelling to the walls. There is a large bay window area, which floods the room with light and a small side window. There are two radiators, both thermostatically controlled and a fire surround with marble hearth.

### KITCHEN: 12'7 x 9'7 3.83 x 2.91m)

Fitted with a new modern and stylish kitchen, with ample storage space and room for a large fridge / freezer and dishwasher. The kitchen has been laid with a new wooden floor and has one thermostatically controlled radiator and two windows, allowing ample light into the room.

### UTILITY ROOM: 6'9 x 5'9 (2.07 x 1.74m)

Fitted with units and sink, there is space for both a washing machine and tumble dryer. The room benefits from a newly laid wooden floor and has one thermostatically controlled radiator and has an external side door which leads to the rear of the property.

### DINING ROOM: 9'5 x 9'1 (2.86 x 2.78m)

Stylishly decorated and laid with new wooden flooring, with large double patio doors leading to the homes generous garden. There is one thermostatically controlled radiator.

### DOWNSTAIRS BATHROOM:

Stylishly decorated with modern tiling and newly laid wooden flooring, there is a toilet and small handwashing sink.

### STAIRS AND LANDING:

Stylishly decorated with modern panelling and new carpet, the large winding staircase leads to a generous landing area with airing cupboard.

### BEDROOM 1: 17'2 x 12'7 (5.23 x 3.83m)

This is a larger than average bedroom with ample space to accommodate bedroom furniture. The room has been laid with new carpet for comfort and has a large window, which floods the room with light. It also has a generous ensuite containing a large shower, toilet and sink.

### 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 then continue over next roundabout and turn right onto Sycamore Avenue, where the property can be identified by our Hunters for sale board.

### Material Information - Selby

Tenure Type; Leasehold

Council Tax Banding; D

EPC Rating : C

### BEDROOM 2: 16'9 x 11'2 (5.11 x 3.40m)

This is a larger than average second bedroom, with two windows (one at either end), newly laid carpet and thermostatically controlled radiators.

### BEDROOM 3: 9'7 x 8.10 (2.92 x 2.70m)

The room has a large window overlooking the homes generous rear garden and has new carpet and a thermostatically controlled radiator.

### BEDROOM 4: 10.5 x 6.2 (3.18 x 1.89)

The room has a large window overlooking the homes generous rear garden and has new carpet and a thermostatically controlled radiator.

### BATHROOM:

A larger than average bathroom, comprising of bath with shower, toilet and sink.

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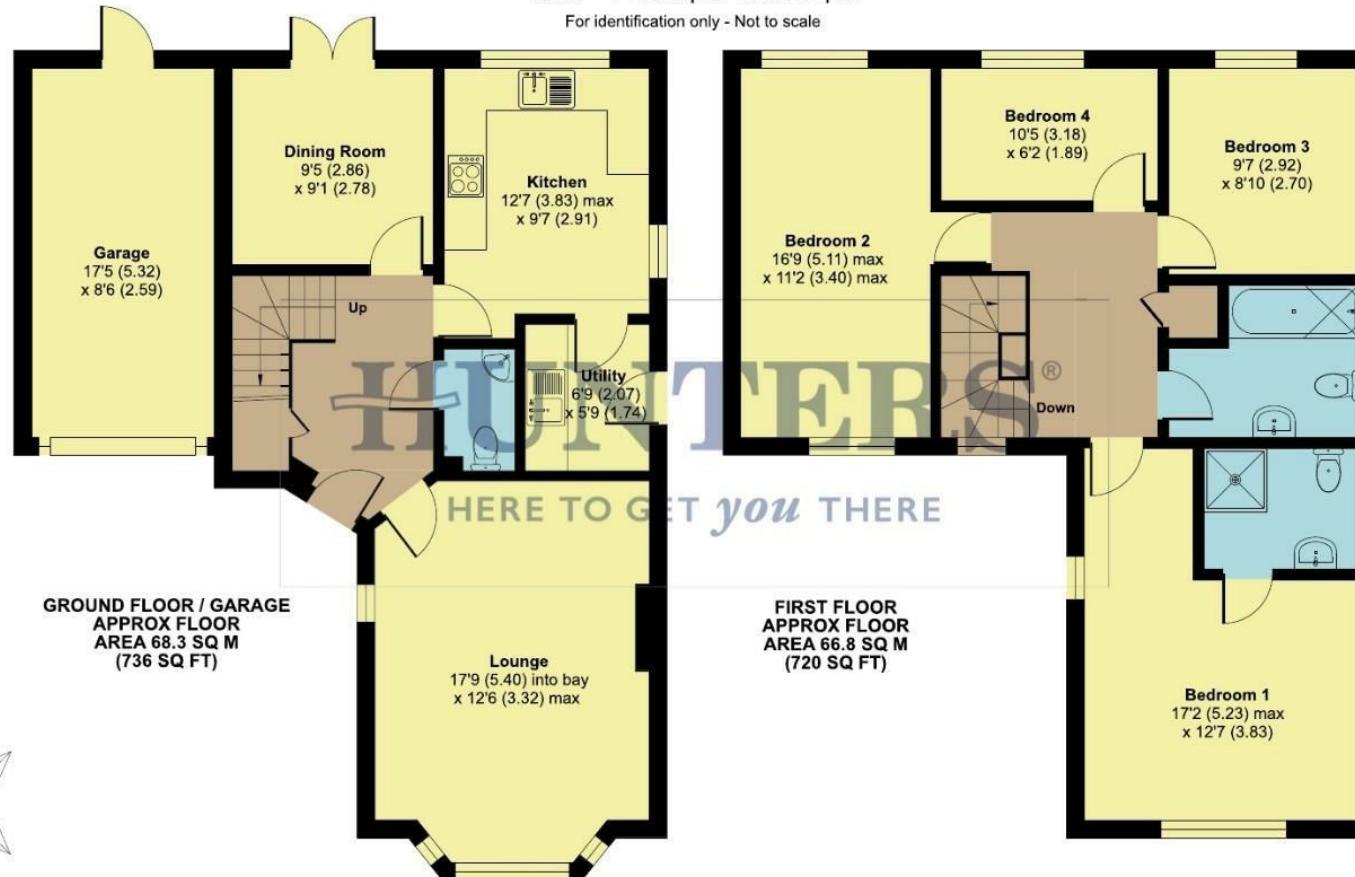
# Sycamore Avenue, Eggborough, Goole, DN14

Approximate Area = 1310 sq ft / 121.7 sq m

Garage = 146 sq ft / 13.5 sq m

Total = 1456 sq ft / 135.2 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). ©n'checom 2025. Produced for Hunters Property Group. REF: 1309914

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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		
	86	
	71	

EU Directive 2002/91/EC

England & Wales

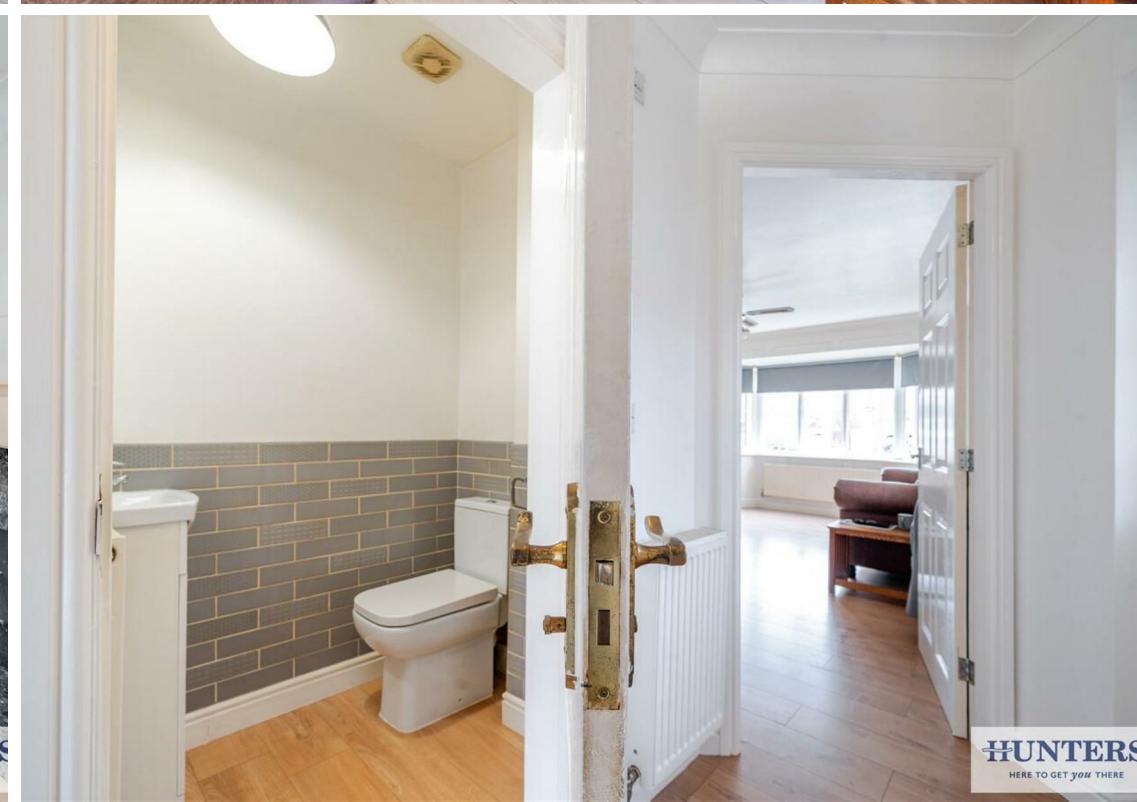
## Environmental Impact (CO<sub>2</sub>) Rating

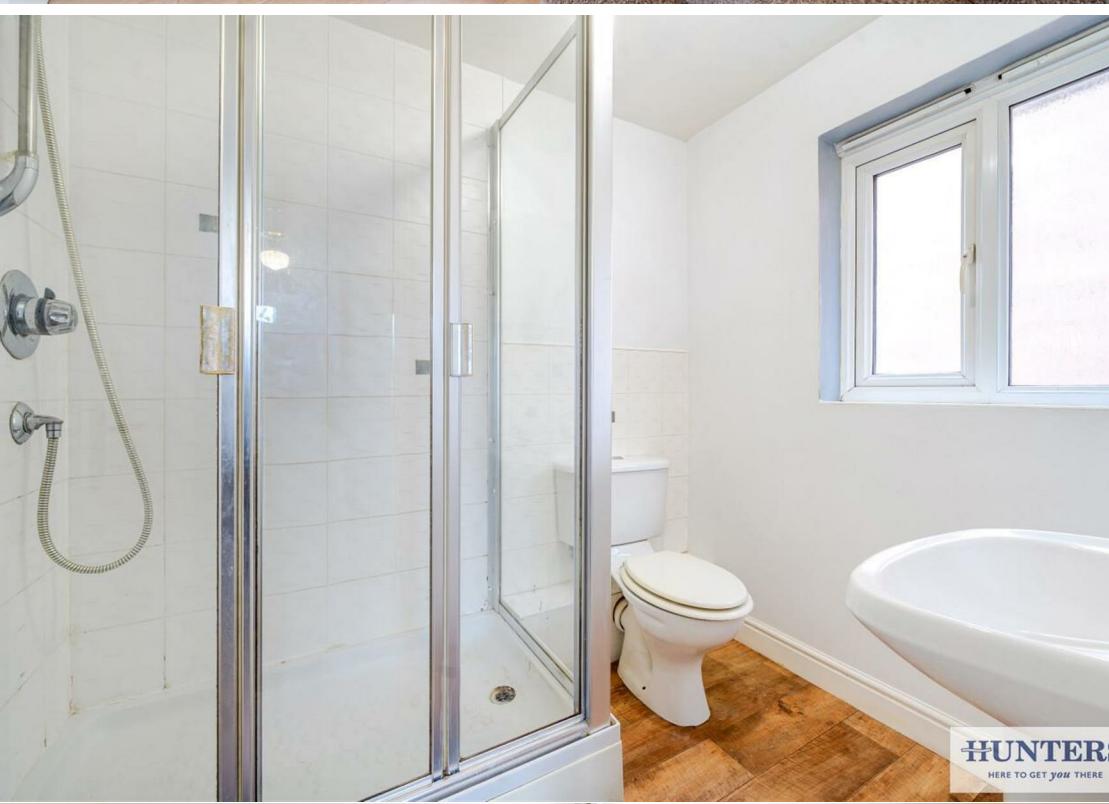
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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	71	

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