



The Hedgerows, Eggborough Goole DN14 0PQ

welcome to

The Hedgerows, Eggborough Goole

Charming Two-Bedroom Semi-Detached Home in the Popular Village of Eggborough



Situated in the highly sought-after village of Eggborough, this well-presented two-bedroom semi-detached home offers comfortable living space, rear garden, and driveway parking, making it an ideal first-time purchase, investment opportunity, or home for those looking to downsize.

The home begins with a welcoming entrance hall, leading to a convenient downstairs W/C. The spacious lounge benefits from a large front-facing window, allowing plenty of natural light to fill the room and creating a bright and inviting living space.

To the rear of the property is the kitchen, fitted with a range of wall and base units, providing ample storage and workspace. There is space for a washing machine, and a door provides direct access to the rear garden.

The first floor comprises a landing with a useful storage cupboard. There are two generous double bedrooms, with the principal bedroom overlooking the rear garden and the second bedroom positioned to the front, featuring a loft hatch for additional storage access.

Completing the accommodation is the family bathroom, fitted with a bath and overhead shower, wash basin, W/C, and a towel radiator.

Externally, the enclosed rear garden offers a combination of patio and lawn areas. The garden also benefits from a garden shed and secure

Cloakroom

Lounge

Kitchen

Landing

First Bedroom

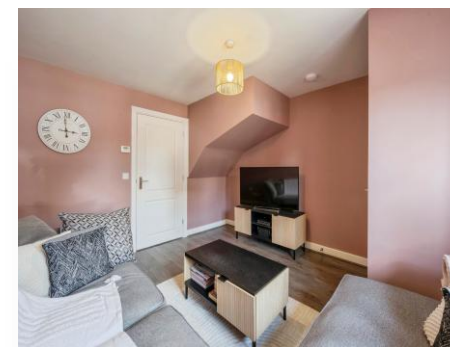
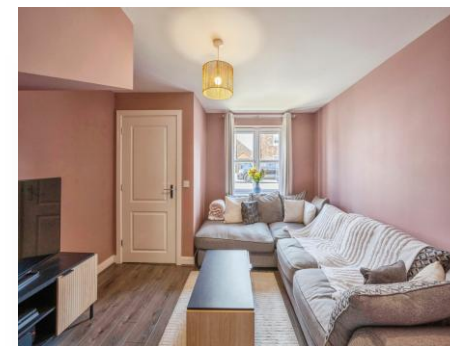
Second Bedroom

Bathroom

Rear Garden

Driveway Parking

Agent Note



view this property online williamhbrown.co.uk/Property/SEL109127



welcome to The Hedgerows

- GUIDE PRICE £180,000 - £190,000
- Semi-Detached House
- Two Double Bedrooms
- Driveway Parking
-

Tenure: Freehold EPC Rating: B
Council Tax Band: B

guide price
£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/SEL109127



Property Ref:
SEL109127 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01757 210040



Selby@williamhbrown.co.uk



52 Gowthorpe, SELBY, North Yorkshire, YO8 4ET



williamhbrown.co.uk