

Park Row



Kellington Court, Eggborough, Goole, DN14 0UL

Offers Over £250,000



**** VILLAGE LOCATION ** DETACHED GARAGE **** Situated in Eggborough, this detached property briefly comprises: Hall, Lounge and Kitchen Diner. To the First Floor are three bedrooms and Bathroom. Externally, the property has an enclosed garden, driveway and single detached garage. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



GROUND FLOOR ACCOMMODATION

Entrance

UPVC door with top section having double glazed frosted panel to the front elevation leading into:

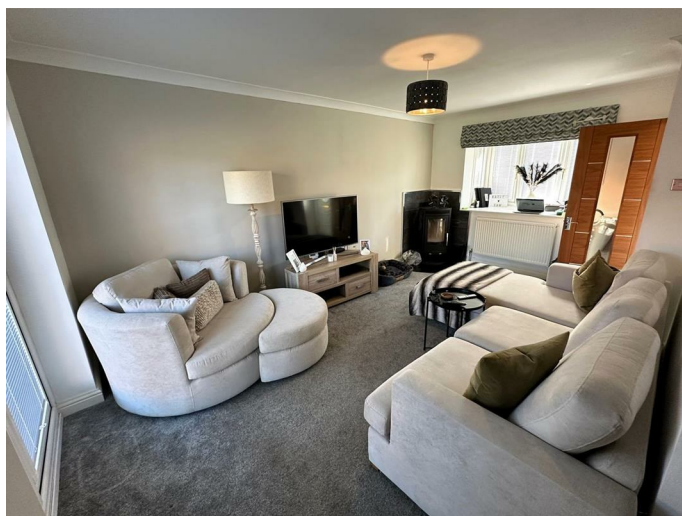
Hall

5'0" x 3'10" (1.54m x 1.19m)

UPVC double glazed frosted full length panel entrance door to the front elevation and stairs leading to First Floor Accommodation. Central heating radiator and door leading into:

Lounge

17'1" x 13'8" (5.21m x 4.17m)



Contemporary log burner set onto granite effect tiled surround (fitted in 2021). UPVC double glazed bow window to the front elevation and uPVC double glazed patio doors to the rear elevation with fitted blinds. Central heating radiators and understairs storage cupboard. Door into:



Kitchen Diner

17'1" x 11'11" (5.21m x 3.64m)



Range of wood grain effect base and wall units in a shaker style with brushed chrome handles. One and a half bowl stainless steel sink and drainer with chrome mixer tap over, set into granite effect laminate work surface and tiled splashback. Integrated appliances include: double electric oven, four ring ceramic hob with brushed steel extractor fan over benefitting from downlighting, fridge, freezer and washing machine. UPVC double glazed patio doors to the rear elevation. UPVC door with top section having double glazed frosted glass to the side elevation and uPVC double glazed window to the front elevation. 'Vokera' central heating boiler, tiled effect flooring and central heating radiator.

FIRST FLOOR ACCOMMODATION

Landing

UPVC double glazed window to the rear elevation, loft access and doors leading off.

Bedroom One

13'8" x 9'8" (4.19m x 2.96m)



UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two

11'6" x 10'2" (3.51m x 3.10m)



UPVC double glazed window to the front elevation, central heating radiator and wood effect flooring.

Bedroom Three

7'6" x 6'5" (2.31m x 1.96m)



UPVC double glazed window to the rear elevation and central heating radiator.

Bathroom

7'10" x 5'10" (2.39m x 1.79m)



White panel bath with timber effect side, chrome mixer tap over, chrome shower and fixed head shower with chrome trimmed shower screen. White low flush w.c with chrome fittings and white wash hand basin set into vanity unit. Chrome heated towel rail, uPVC double glazed frosted window to the rear elevation and tiled effect flooring. The room is tiled to ceiling height.

EXTERIOR

Front



Storm porch and outside lamp. Flagged pathway and garden is laid to lawn with boundaries defined by brick wall. Tarmac driveway running along the side leading to brick built detached garage with 'up and over' door and uPVC window to the side elevation. Timber pedestrian access gate into:

Rear



Flagged patio area leading to decorative stoned patio. Second tier of garden is laid to lawn and to the bottom of the garden is a timber decked patio area. The rear is fully enclosed with brick wall, timber fence, concrete posts and gravel boards.



DIRECTIONS

From our office on Finkle Street, Selby proceed down Gowthorpe towards the A19/A63. Bear left onto the A19 and proceed out of Selby towards Brayton. Continue over the roundabout, following the A19 through Burn. At the next roundabout, turn right onto Weeland Road A645. Continue straight over next roundabout and then take the second turning on the left onto Kellington Lane. Turn left onto Tabard Road and then bear right onto Kellington Court where the property can be identified by a Park Row 'For Sale board.

TENURE: Freehold

LOCAL AUTHORITY: North Yorkshire Council

Tax Band: C

HEATING & APPLIANCES


The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

LOCAL AUTHORITY, TAX BANDING AND TENURE

Please note: The Local Authority, Tax Banding and Tenure for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to



proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122


PONTEFRACT - 01977 791133

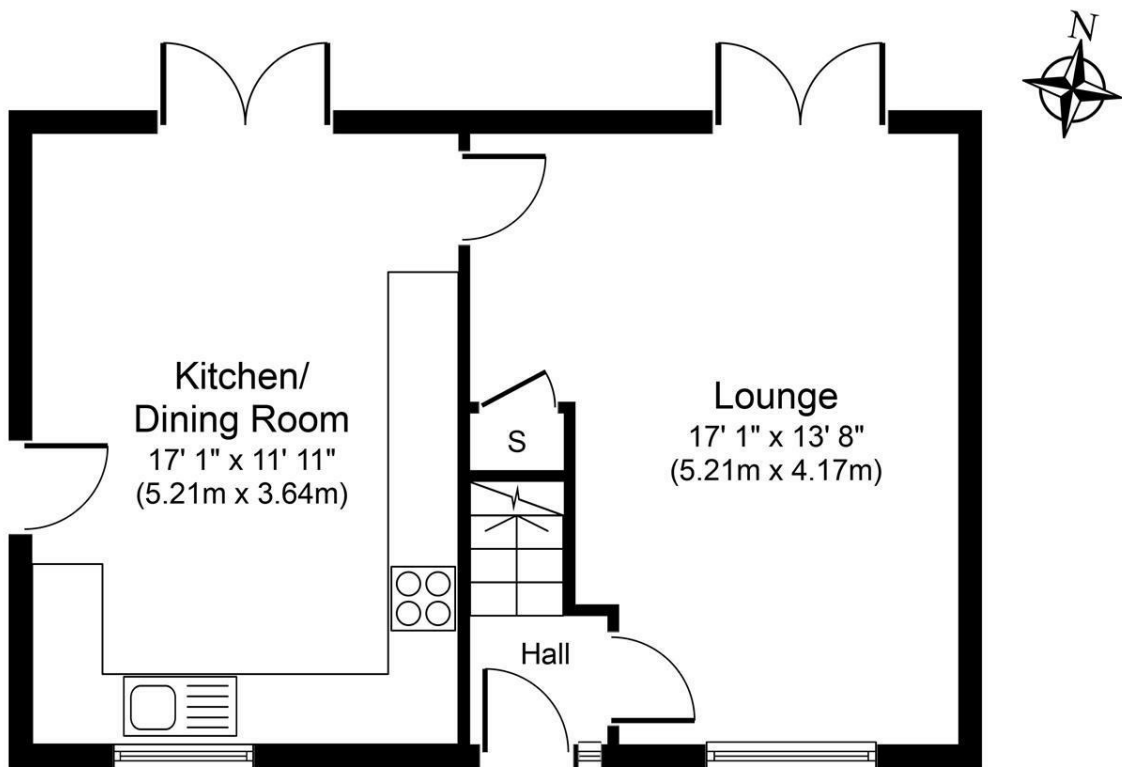
CASTLEFORD - 01977 558480

VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

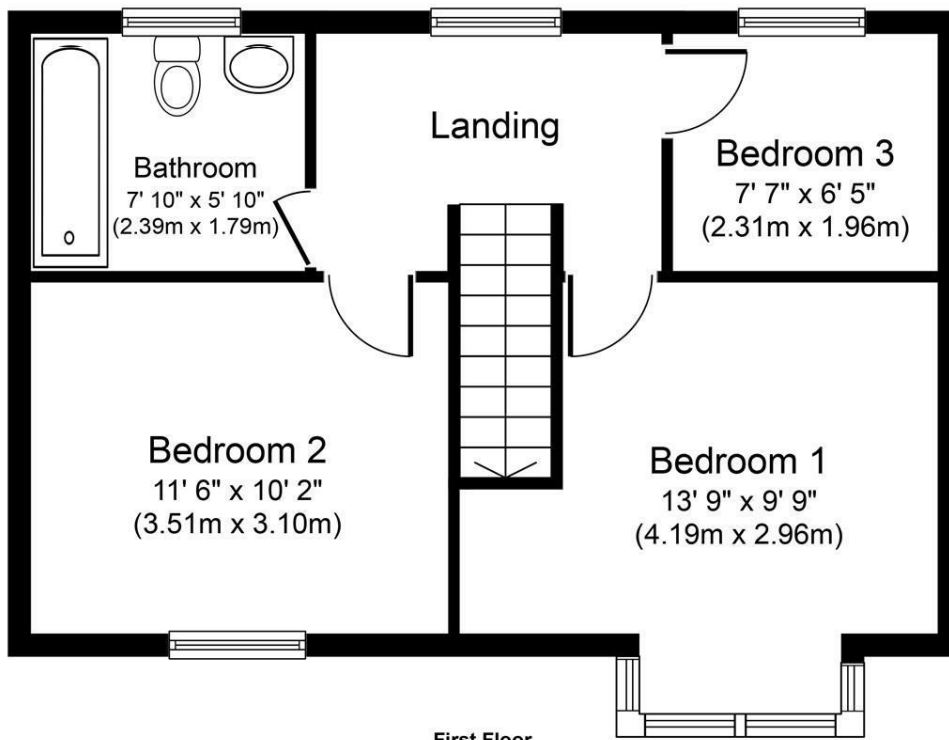




Ground Floor
Approximate Floor Area
444 sq. ft.
(41.2 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor
Approximate Floor Area
457 sq. ft.
(42.4 sq. m.)

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