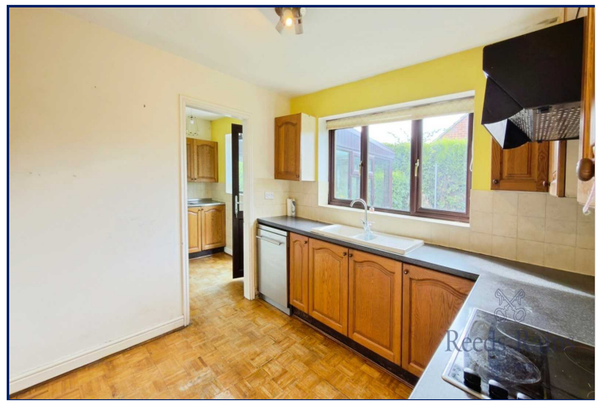




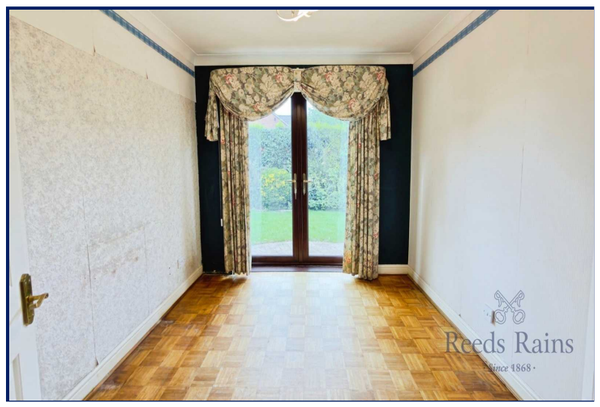












The Hamlet, Eggborough, Goole,
North Yorkshire, DN14

Guide Price: £220,000
Freehold

Reeds Rains

reedsrains.co.uk

The Hamlet, Eggborough, Goole, North Yorkshire, DN14

Guide Price: £220,000 Freehold

Council Tax Band: C
EPC Rating: D

A rare opportunity to acquire a three bedroom detached bungalow with a substantial double garage, offering approximately 1,310 sq ft of accommodation. The property combines well-proportioned living and dining spaces with a useful kitchen and utility arrangement, three bedrooms including an en-suite principal bedroom, family bathroom and separate WC. The impressive double garage adds significant practical value and flexibility, making this an appealing home for a wide range of buyers.

Main Description
Spacious and Well-Planned Accommodation

Stepping into the welcoming entrance hall, the property immediately offers a sense of space and practicality, with a thoughtfully designed layout that provides an excellent balance of comfortable living accommodation and well-proportioned bedrooms.

The generous living room provides an inviting setting in which to relax and unwind, with ample space for a range of furniture and offering an ideal environment for both everyday family life and entertaining guests.

A separate dining room provides a dedicated space for family meals and more formal entertaining, whilst also offering flexibility to suit the needs of the individual purchaser. The adjoining kitchen is complemented by a useful separate utility room, providing valuable additional space for laundry appliances, storage and the practicalities of day-to-day living.

Three Bedrooms

The property offers three well-appointed bedrooms, providing excellent versatility for a variety of buyers. The accommodation would suit families, couples, those looking to downsize, or purchasers requiring additional space for guests or working from home.

The principal bedroom benefits from a private en-suite shower room, creating a comfortable and convenient bedroom suite.

The second bedroom is particularly well proportioned and offers excellent space for a double bed and accompanying furniture, whilst the third bedroom provides a versatile additional room that could also be utilised as a home office, study, dressing room or hobby room, depending on individual requirements.

A family bathroom serves the bedrooms, with the additional benefit of a separate WC, providing convenience for residents and guests alike.

Impressive Double Garage

A particularly noteworthy feature of the property is the substantial double garage, offering excellent space for two vehicles together with generous additional room for storage.

The garage will undoubtedly appeal to those requiring extra space for vehicles, bicycles, gardening equipment, tools or hobbies, and offers a degree of flexibility rarely found with bungalow properties. Its generous proportions provide considerable practical benefit and further enhance the overall appeal of this detached home.

Location
Situated in the popular village location of Eggborough, highly regarded for its amenities including schools, whilst offering excellent public transport links and boasting easy access to major road networks including A1, and M62.

Our View
The property really needs to be viewed to fully appreciate the size, quality and location of this ideal bungalow
Don't delay book your viewing today!

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Entrance Hall

Living Room
16'5" x 11'2" (5m x 3.4m)

Dining Room
9'6" x 9'6" (2.9m x 2.9m)

Kitchen
10'9" x 10'6" (3.28m x 3.2m)

Utility Room
7'10" x 6'6" (2.4m x 1.98m)

Bedroom One
9'10" x 9'10" (3m x 3m)



For full EPC please contact the branch.

En-suite shower room

Bedroom Two
13' x 9'6" (3.96m x 2.9m)

Bedroom Three
7'10" x 6'7" (2.4m x 2m)

Bathroom

WC

Double Garage
19'8" x 15'4" (6m x 4.67m)

External

Floorplan

Modern Method of Auction
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared

Eggborough, Goole, North Yorkshire



Floor Plan

Total floor area: 121.7 sq.m. (1,310 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

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Other important information which you will need to know about this property can be found at reedsrains.co.uk