



20 Wentworth Close
Eggborough, DN14 0LR

OFFERS OVER £235,000

Property Features

- Good sized Dormer style Bungalow in quiet cul-de-sac
- 17' Lounge, Dining Room & 21' Kitchen
- 3 Bedrooms & 2 Bathrooms
- Gas CH, UPVC DG, Garage & Gardens
- Views over local cricket field to rear



Full Description

SITUATION

The property is best approached from The Horse & Jockey roundabout in the centre of Eggborough by taking Selby Road. Take the first right turn into Wentworth Close where the property will be found on the right handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a good sized Semi-Detached Dormer style Bungalow which enjoys views over the local cricket field at the rear, and is situated in a small quiet cul-de-sac in the centre of the popular Village of Eggborough which is within 1 mile of J36 of the M62. The accommodation presently comprises:



GROUND FLOOR

ENTRANCE LOBBY

Composite front door, and leading to:

KITCHEN 21' 6" x 8' 3" (6.55m x 2.51m)

Range of units comprising sink unit, base units with worktops and wall cupboards. Plumbing for auto washer. Radiator, understairs cupboard, part ceramic tiled walls and UPVC door to side.



LOUNGE 17' 3" x 11' 9" (5.26m x 3.58m)

Ornate Adam style fireplace housing gas fire, and radiator.

DINING ROOM 11' 6" x 8' 3" (3.51m x 2.51m)

Radiator and French doors to the rear Garden.

INNER LOBBY

Enclosed stairs leading to the first floor.



REAR BEDROOM 11' 0" x 10' 0" (3.35m x 3.05m)

Range of built in wardrobes, radiator and leading to:

ENSUITE WET ROOM

White suite comprising shower, pedestal washbasin and low flush WC. Radiator and ceramic tiled walls.

FIRST FLOOR

LANDING

This is approached via an enclosed staircase from the Inner Lobby and opening from the Galleried Landing which has 2 built in cupboards and a radiator are:

FRONT BEDROOM 12' 3" x 11' 9" (3.73m x 3.58m)

Range of built in furniture including wardrobes, cupboards, bedside cabinets and drawers. Radiator.

REAR BEDROOM 10' 3" x 8' 0" (3.12m x 2.44m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin, low flush WC and shower cubicle. Radiator and part ceramic tiled walls.

TO THE OUTSIDE

Brick GARAGE with up and over door to front, power laid on and driveway approach from Wentworth Close.

The property has lawned Gardens to front and rear, together with a raised decked area at the rear which enjoys views over the local cricket field.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band C, which is payable to the North Yorkshire Council.



VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

FLOOR PLANS

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

