



## 17 Westfield Road Eggborough

Offers Around £115,000

A 3 bedroomed end town house offering spacious family style living accommodation with a gas fired central heating system and uPVC double glazing to most windows. This popular village location is convenient for access to the M62/A1 motorway network and commuting to regional centres such as Leeds, Wakefield, Doncaster, Hull, Selby and York etc. The accommodation briefly comprises:- Entrance hall, cloakroom/wc, through lounge/diner, kitchen, 3 bedrooms and bathroom/wc combined. Outside there are garden areas to the front and rear and useful brick store.

- End Town House
- Entrance Hall
- Cloakroom/wc
- Through Lounge/Diner
- Kitchen
- 3 Bedrooms
- Bathroom/wc
- Garden Areas Front & Rear



Selby

01757 706707  
[www.stephensons4property.co.uk](http://www.stephensons4property.co.uk)

# Stephensons

Estate Agents Chartered Surveyors Auctioneers

# 17 Westfield Road, Eggborough

A 3 bedroomed end town house offering spacious family style living accommodation with a gas fired central heating system and uPVC double glazing to most windows. This popular village location is convenient for access to the M62/A1 motorway network and commuting to regional centres such as Leeds, Wakefield, Doncaster, Hull, Selby and York etc. The accommodation briefly comprises:- Entrance hall, cloakroom/wc, through lounge/diner, kitchen, 3 bedrooms and bathroom/wc combined. Outside there are garden areas to the front and rear and useful brick store.

## TO VIEW

By appointment with the agents Selby office.

## LOCATION

This popular village of Eggborough is conveniently located for access to the M62/A1 motorway network and ideal for commuting to centres like Leeds, Hull, Doncaster, Selby, Wetherby and York etc. From Selby town centre proceed along the A19 in a southerly direction and continue through the village of Burn and then Chapel Haddlesey. Continue ahead and at the roundabout at Eggborough proceed along the A645 then take the first turning left into Westfield Avenue then turn immediately right into Westfield Road when No. 17 will be found on the left hand side.

## THE ACCOMMODATION

With all measurements approximate only, comprises:-

### ENTRANCE HALL

Having a uPVC/double glazed front entrance door, central heating radiator, coving to the ceiling and light wood style laminate flooring.

### GROUND FLOOR WC

Having a low flush toilet, wash hand basin, central heating radiator and uPVC double glazed window.

### LOUNGE/DINER

Having modern glazed internal doors to the hallway and kitchen, central heating radiator, coving to the ceiling and uPVC single glazed windows to the front and rear. Feature 'hole in the wall' style gas fire.



### KITCHEN

Having a range of cream fitted floor and wall units, light wood style laminate work surfaces and single drainer stainless steel sink unit with mixer tap. Partially tiled walls, tiled floor, plumbing for an automatic washing machine, uPVC double glazed window to the rear and uPVC double glazed rear entrance door.



### FIRST FLOOR LANDING

Having an access hatch to the loft and providing access to the three bedrooms and bathroom/wc.



### **BEDROOM ONE**

Having a uPVC double glazed window, built in wardrobe cupboard and central heating radiator.



### **BATHROOM/WC**

Having a white suite comprising panelled bath, pedestal hand wash basin and low flush wc. Partly tiled walls, chrome heated towel rail and uPVC double glazed window.



### **BEDROOM TWO**

Having a uPVC double glazed window and central heating radiator.



### **OUTSIDE**

To the front of the property there is an open plan lawned garden. To the rear of the property there is an enclosed lawned garden with useful brick stores.

### **LOCAL AUTHORITY**

Selby District Council.

### **COUNTY AUTHORITY**

North Yorkshire County Council.

### **AGENTS NOTE**

Any mains services to the property together with electrical, oil, gas and mechanical appliances have not been tested by the agents.

Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact.

### **EPC**

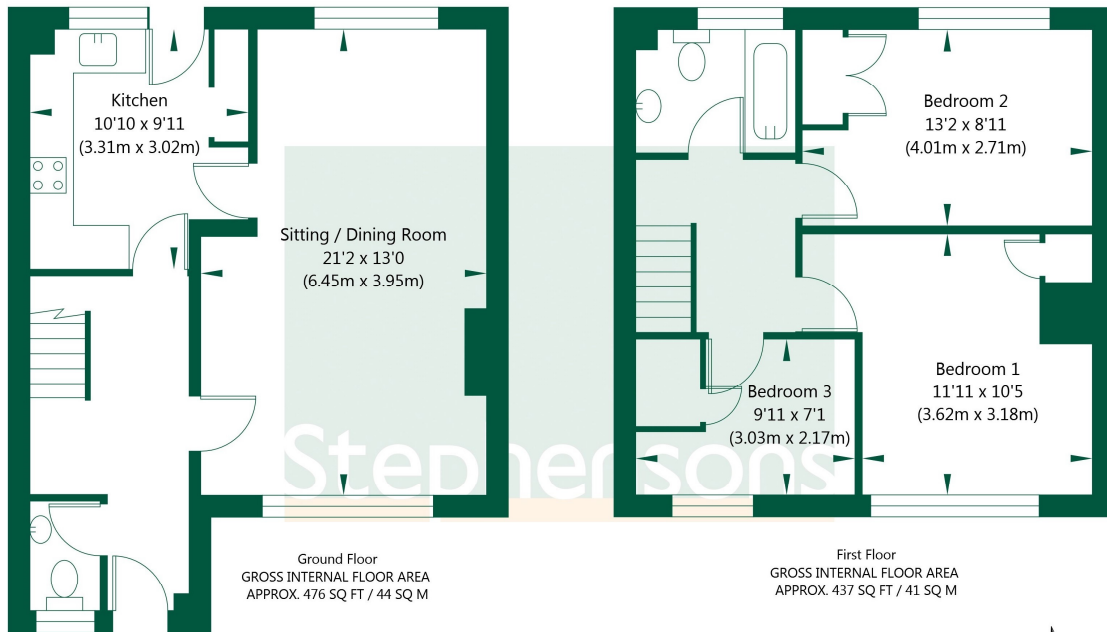
An Energy Performance Certificate is available upon request.

### **BEDROOM THREE**

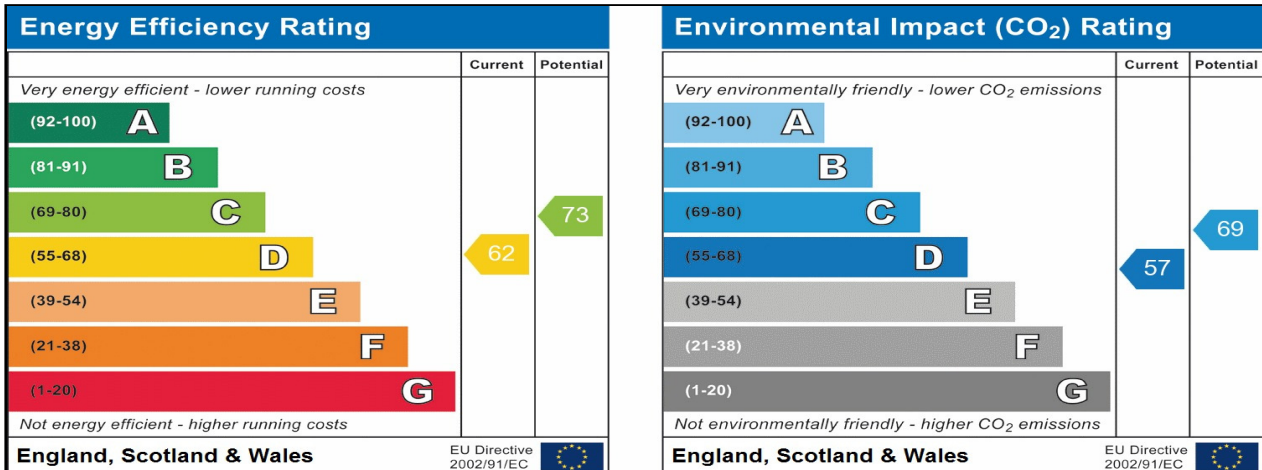
Having a uPVC double glazed window, central heating radiator and built in cupboard housing the gas fired central heating boiler.



Westfield Road, Eggborough, Goole, DN14 0TP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 913 SQ FT / 85 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
Exposure Property Marketing © 2014.



**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Stephensons with Boulton and Cooper for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- Messrs Stephensons with Boulton and Cooper, their servants or agents, (the firm) accept no responsibility whatsoever for any statement within the meaning of the Consumer Protection from Unfair Trading Regulations 2008 which is made as to any feature of any property identified in this brochure, or as to any matter in relation thereto prescribed by any order made under the said Regulations.
- The foregoing disclaimer applies to any such statement, whether of fact or opinion, made herein or otherwise and whether made orally, pictorially or in writing or howsoever by the firm.
- No inference of any kind should in any circumstances whatsoever be drawn from any such statement, or from any omission from such statement or omission.
- Without derogation from the generality of the foregoing disclaimer, the firm neither represents nor warrants the existence, type, size, position, effectiveness or condition of any feature or features of the said property which may be mentioned herein. Nothing contained forms part of any offer and no statement, made, whether herein or otherwise, by or on behalf of the firm will be incorporated in any agreement between the vendors and any purchaser nor should any such statement be relied upon in entering or agreeing to enter into any such agreement or expending any sum in contemplation thereof.

**Partners:**

JF Stephenson MA (Cantab) FRICS FAAV  
IE Reynolds BSc (Est Man) FRICS  
REF Stephenson BSc (Est Man) MRICS FAAV  
NJC Kay BA (Hons) pg dip MRICS

**Associates:**

CS Hill FNAEA  
M Naylor MNAEA  
O J Newby MNAEA



**Stephensons**

York 01904 625533  
Knaresborough 01423 867700  
Selby 01757 706707  
Boroughbridge 01423 324324  
Easingwold 01347 821145  
York Auction Centre 01904 489731

**Boultons & Cooper Stephenson**

Helmsley 01439 770232  
Pickering 01751 472724  
Kirkbymoorside 01751 432792  
Malton 01653 692151