



HODSONS

PER MONTH

£950 Per Month

The Hedgerows

Goole, DN14 0PQ



PROPERTY SUMMARY

A beautifully presented 3-bedroom semi-detached home set in the peaceful village of Eggborough. This modern property offers a spacious lounge with French doors opening to a generous rear garden, a stylish fitted kitchen with dining space, and the convenience of a downstairs WC. Upstairs features three well-proportioned bedrooms, including a master with ensuite, plus a family bathroom. Externally, there is a large enclosed garden, perfect for families or entertaining, and a driveway providing off-road parking for two cars. Eggborough offers a friendly village atmosphere with local amenities and schools nearby, while its excellent motorway links (M62, A1(M) and M18) make it ideal for commuters, with Leeds, York, and Doncaster all within easy reach. A perfect home for families or professionals seeking modern living in a quiet yet well-connected location.

3



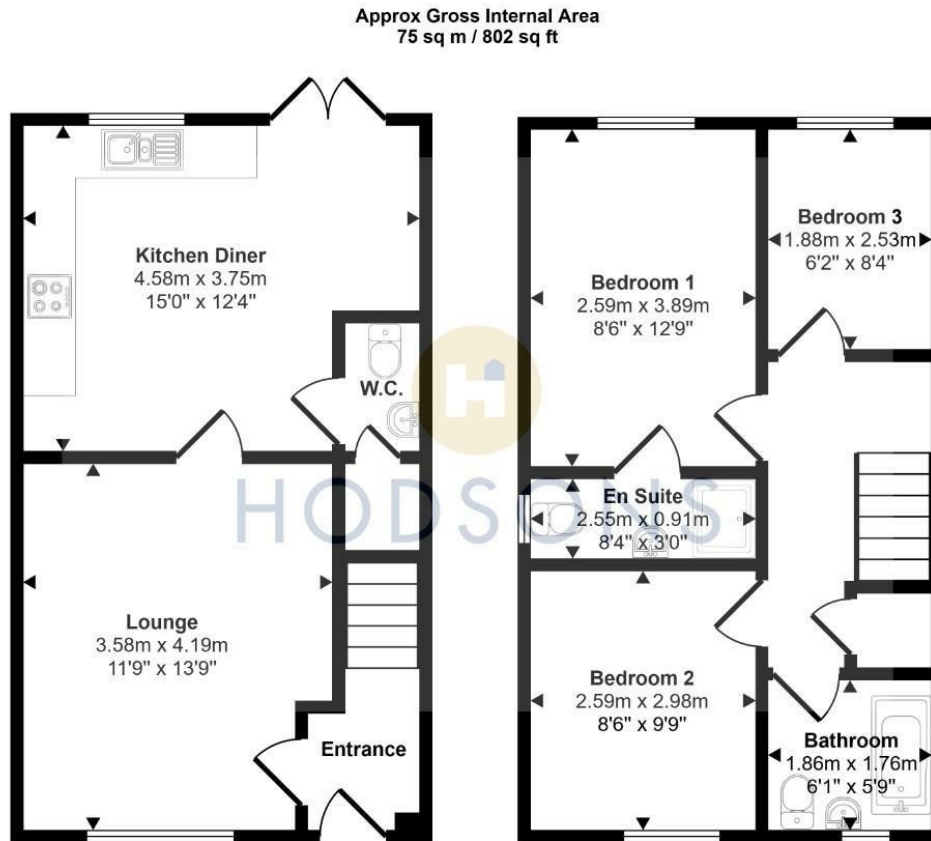
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1







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Selby Council

TENURE

COUNCIL TAX BAND

C

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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