



146 Hook Road, Goole, DN14 5JZ

£350,000

EPC: C

Marketed with no upward chain is this superb four bedroom semi detached house which is located in a highly sought after residential area and offers substantial family accommodation. The property has been extended to the ground floor to create an open plan kitchen diner with bi-fold doors into the rear garden. Offering an array of high quality fixtures and fittings the property is a must view to appreciate the property on offer, the landscaped rear garden and fantastic location.

- NO UPWARD CHAIN
- Traditional bay fronted semi detached house
- Presented to an extremely high standard
- Four bedrooms
- Extended to the ground floor to create modern dining kitchen
- Modern fixtures and fittings throughout
- Highly sought after residential area
- Driveway for multiple vehicles
- Landscaped rear garden with garden room
- Viewing is an absolute must!

DESCRIPTION

This traditional bay fronted semi detached house incorporates gas central heating (boiler installed 2022), uPVC double glazing and a security alarm and offers superb four bedroom accommodation comprising;

PORCH

7'0" x 3'1"

uPVC entrance door. Integrated/built in blinds in the windows and door. Tiled floor.

ENTRANCE HALL

6'11" x 14'7" plus 5'3" x 2'8"

uPVC glazed door. Stair way leading to the first floor with an oak spindled balustrade. Under stairs storage cupboard. LVT flooring. Coving to the ceiling. One central heating radiator.

LOUNGE

13'5" x 14'2"

The measurements into the bay window. Built in media unit with matching drawers and shelves into the alcoves. Coving to the ceiling. One central heating radiator.

DINING KITCHEN/FAMILY ROOM

11'6" x 13'8" plus 18'0" x 13'3"

A range of fitted base and wall units with taupe coloured fronts having Quartz worktops and decorative surrounds. The units incorporate a stainless steel one and a half bowl sink with an integral drainer. Integrated appliances include an oven, microwave oven, plate warmer, a fridge freezer, dishwasher and a bin store. Matching centre island with breakfast bar housing a four ring induction hob with extractor, a push and go double socket and a pull out cutlery and separate pan drawer. LVT flooring with under floor heating. Roof lantern with a remote control blind. Aluminium Bi-fold doors with integrated/built in blinds open out on to the rear garden.

UTILITY ROOM

11'7" x 8'6" max.

A range of fitted base and wall units to match the kitchen with taupe coloured fronts having laminated worktops and decorative surrounds. The units incorporate a stainless steel sink. Wall mounted gas central heating boiler (installed 2022). Integrated washer/dryer. uPVC side entrance door. LVT flooring with under floor heating.

W.C.

2'9" x 4'5"

A white low flush WC. Walls tiled to half height. LVT flooring.

LANDING

2'8" x 14'9" plus 5'9" x 2'8"

Loft access which is fully boarded with a pull down ladder and has two Velux windows. Coving to the ceiling.

BEDROOM ONE

14'1" x 11'7"

The measurements plus the bay window. To the rear elevation. A range of L-shaped fitted wardrobes with sliding doors, one housing the hot water cylinder. Coving to the ceiling. One central heating radiator.

BEDROOM TWO

14'1" x 12'10"

The measurements into the bay window. To the front elevation. Recessed fitted wardrobes. Coving to the ceiling. One central heating radiator.

BEDROOM THREE

8'2" x 8'8"

To the rear elevation. Coving to the ceiling. One central heating radiator.

BEDROOM FOUR

11'1" x 7'10" max.

To the front elevation. Fitted wardrobes with sliding mirrored doors. Coving to the ceiling. One central heating radiator.

BATHROOM

5'7" x 8'5"

A modern white suite comprising a walk in shower with a mains fed shower, a vanity unit housing the wash hand basin and low flush WC with storage under. Fully tiled walls and floor. One central heating radiator.

GARDEN ROOM

13'8" x 7'10"

Timber framed garden room with uPVC French doors and uPVC windows. Light and power.

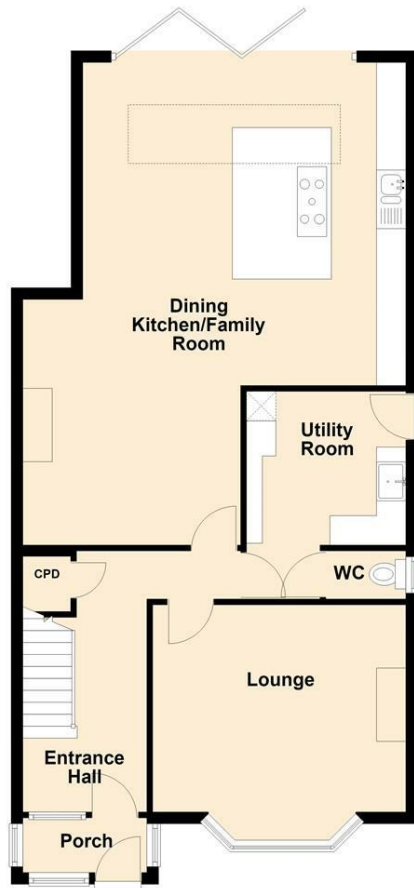
GARDENS

To the front of the property there is a substantial driveway providing off street parking for multiple vehicles. There is a porcelain pathway along the side of the property which leads to the side entrance door and extends into the rear garden through double gates.

The rear garden is fully enclosed and beautifully landscaped. The garden includes a porcelain pathway and matching seating areas ideal for outdoor entertaining. Lawned garden with planted borders. Outdoor power points. Timber framed gazebo provides a covered seating area.

Ground Floor

Approx. 81.9 sq. metres (881.4 sq. feet)



Total area: approx. 141.3 sq. metres (1521.2 sq. feet)

First Floor

Approx. 59.4 sq. metres (639.8 sq. feet)



