Townend Clegg & co

CHARTERED SURVEYORS SINCE 1895









North View

Goole Road, Hook, DN14 5NG

Offers In Excess Of £295,000

Property Features

- Detached Character Cottage in popular Village
- Lounge & stunning 23' Living Kitchen
- 3 Bedrooms & Refurbished Bathroom
- Gas CH, UPVC DG & Extensive Parking
- Large peaceful south facing rear Garden



Full Description



THE PROPERTY

This consists of a much improved Detached House being situated in an excellent non-estate position in the popular residential Village of Hook ideally placed for Hull, York, Leeds and the M62 Motorway.

The extremely well-presented accommodation which has the benefit of a stunning 23' Living Kitchen, recently refurbished Bathroom, Gas Central Heating, UPVC Double Glazing and extensive parking presently comprises:

GROUND FLOOR



ENTRANCE HALL

UPVC front door, radiator and enclosed staircase to the first floor.

LOUNGE 13' 0" x 10' 9" (3.96m x 3.28m)

Recessed fireplace housing cast iron wood burning stove on tiled hearth. Bay window to rear and radiator.

LIVING KITCHEN 22' 3" x 13' 6" (6.78m x 4.11m)

Range of Shaker style units comprising sink unit, base units with worktops, wall cupboards and larder unit. Built in oven and induction hob with chimney extractor over. Integrated fridge, freezer and dishwasher. Plumbing for auto washer. Island unit with breakfast bar and pan drawers. 2 contemporary radiators, feature lighting, tiled floor, large understairs cupboard and crockery cupboard with drawers under. French doors leading to the rear garden.



FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 11' 9" x 10' 3" (3.58m x 3.12m)
Range of built in wardrobes, radiator and original cast iron feature fireplace.

FRONT BEDROOM 11' 9" x 10' 9" (3.58m x 3.28m)
Radiator, large overstairs cupboard and original cast iron feature fireplace.

REAR BEDROOM 9' 6" x 6' 6" (2.9m x 1.98m)
Radiator.

REFURBISHED BATHROOM
White suite comprising panelled in bath, wash bowl on stand and low flush WC. Shower over bath with dual shower heads and folding side screen. Heated towel rail, downlighters and ceramic tiled floor.

TO THE OUTSIDE
Extensive PARKING AREA to front with access from Goole Road.

Large peaceful south facing enclosed Garden to rear with patio area having outside power points.

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 East Riding of 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.

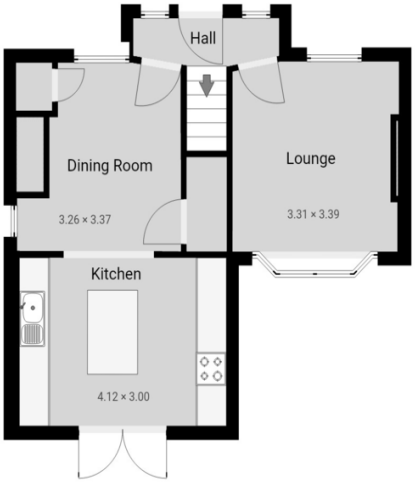
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

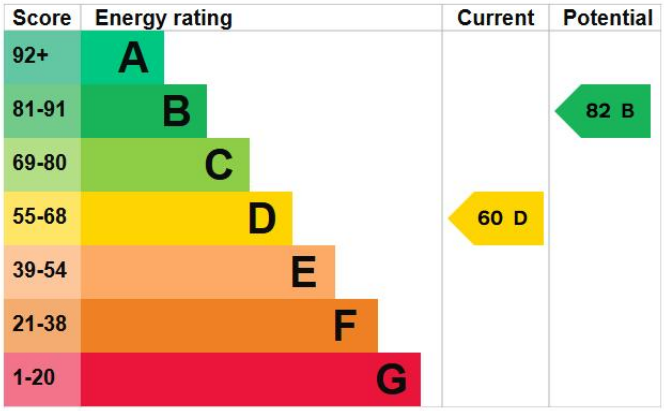
ENERGY PERFORMANCE GRAPHS

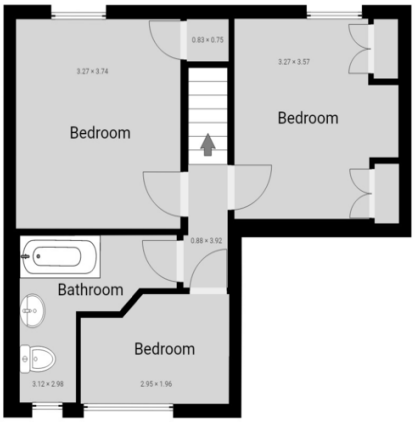
An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.

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.







THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

4 Belgravia,
Goole,
DN14 5BU

www.townendclegg.co.uk
sales@townendclegg.co.uk
01405 762557

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements