

194 High Street, Hook, Goole, DN14 5PL
£426,000
EPC: C

** NO UPWARD CHAIN! ** Built in 2002 is this highly individual detached family home located at the far end of the village. The property offers substantial four bedroom accommodation comprising a spacious entrance hall, ground floor WC, dual aspect lounge, office/play room, open plan dining kitchen, separate utility room, and to the first floor a galleried landing, four bedrooms, two having en-suite facilities and a house bathroom. Outside there is a integral garage, block paved driveway for two cars and lawned gardens to the front and rear. A viewing is highly recommended to appreciate the property and location on offer.

- Highly individual detached house
- Provides substantial accommodation
- Four bedrooms and three bathrooms
- Ideal family home
- Quiet village location
- Built in 2002
- Block paved driveway and Integral garage
- Fully enclosed rear garden
- Viewing highly recommended
- NO UPWARD CHAIN

DESCRIPTION
This highly individual detached house incorporates gas central heating, uPVC double glazing and a security alarm, and offers substantial four bedroom accommodation comprising;

ENTRANCE HALL
11'7" x 14'4" max.
Composite entrance door leads into the spacious hallway. Stair way leading to the first floor and galleried landing. Oak flooring. Coving to the ceiling. Two central heating radiators.

W.C.
4'0" x 5'4"
A white suite comprising a wash hand basin with storage under and a low flush WC. Tiled floor. Coving to the ceiling. One central heating radiator.

LOUNGE
12'7" x 19'10"
Dual aspect room. Recessed contemporary style gas fire. Coving to the ceiling. Two central heating radiators.

OFFICE/PLAYROOM
9'7" x 7'1"
Coving to the ceiling. One central heating radiator.

DINING AREA
11'6" x 11'7"
uPVC French doors to the rear garden. Tiled floor. Coving to the ceiling. One central heating radiator. Open plan with the kitchen.

KITCHEN
10'2" x 12'11"
A range of modern fitted base and wall units with cream high gloss fronts, having laminated worktops and tiled work surrounds. The units incorporate a white ceramic one and a half bowl single drainer sink. A free standing 'Stoves' double width oven with a cooker hood over. Integrated appliances include a dishwasher and a fridge. Tiled floor. Coving to the ceiling.

UTILITY ROOM
5'8" x 11'10"
Fitted base and wall units having laminated worktops and tiled work surrounds. The units incorporate a black one and a half bowl single drainer sink. Plumbing for an automatic washing machine. Tiled floor. Coving to the ceiling. One central heating radiator. Internal doorway into the garage. uPVC part glazed door leads into the rear garden.

GALLERIED LANDING
11'7" x 7'8"
Coving to the ceiling. One central heating radiator.

MASTER BEDROOM
15'7" x 12'10"
To the front elevation. Coving to the ceiling. Two central heating radiators.

EN-SUITE SHOWER ROOM
12'8" x 3'9"
A shower cubicle with a mains fed shower, a wash hand basin and a low flush WC. Walls tiled to half height. Tiled floor. Coving to the ceiling. One central heating radiator.

BEDROOM TWO
9'4" x 9'8"
To the rear elevation. Coving to the ceiling. One central heating radiator.

EN-SUITE SHOWER ROOM
3'9" x 8'0"
A shower cubicle with an electric shower over, a vanity wash hand basin with storage under and a low flush WC. Tiled walls and floor. Coving to the ceiling. Heated towel rail.

BEDROOM THREE
9'8" x 10'0"
To the front elevation. Coving to the ceiling. One central heating radiator.

BEDROOM FOUR
11'7" x 9'0"
To the front elevation. Coving to the ceiling. Two central heating radiators.

BATHROOM
7'11" x 7'2"
A modern white suite comprising a free standing bath tub with a free standing mixer tap over with a shower attachment to the bath taps, a vanity wash hand basin and a low flush WC. Tiled walls. Coving to the ceiling. Heated towel rail.

GARAGE
18'2" x 11'5"
An integral garage with a remote control vehicular door to the front. Cupboard housing the gas central heating boiler. Light and power.

GARDENS
To the front of the property there is a block paved driveway providing off street parking for two vehicles and access to the garage. The block paved driveway extends along the front of the property. The garden itself is laid to lawn. A timber gate to the side of the garage provides access into the rear garden.

To the rear of the property the garden is fully enclosed with Indian stone paved pathways and seating areas, and a lawned garden. Timber garden shed.

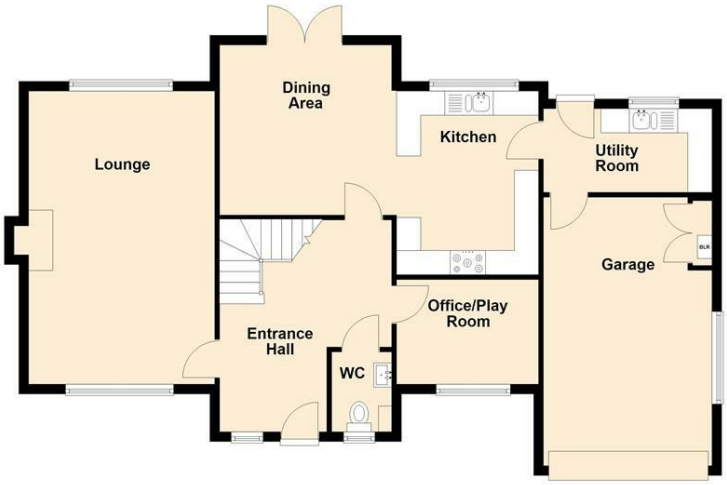
FURTHER INFORMATION
Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
4 Mbps
Superfast
57 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability = BT & Sky

Ground Floor

Approx. 97.0 sq. metres (1044.5 sq. feet)



Total area: approx. 167.8 sq. metres (1806.1 sq. feet)

First Floor

Approx. 70.8 sq. metres (761.6 sq. feet)

























