

Park Row



High Street, Hook, Goole, DN14 5PF

Offers Over £170,000



**** EXTENDED SEMI-DETACHED PROPERTY ** ENCLOSED WEST-FACING REAR GARDEN **** Situated in the desirable village of Hook, this property briefly comprises: Lounge Area, Dining Area and Kitchen. To the First Floor are two double bedrooms and Bathroom. Externally, the property has driveway for multiple vehicles, a detached garage and rear garden. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION AND STYLE OF THIS HOME. RING 7 DAYS A WEEK TO ARRANGE A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



Ground Floor Accommodation - Entrance

Composite panel effect door with top centre section having double glazed frosted panel leading into:

Lounge Diner

Lounge Area

14'7" x 12'2" (max) (4.47m x 3.73m (max))



Multi-fuel cast burner, set onto tiled hearth with decorative brick surround and corner shelving alcove units.

UPVC double glazed window to the front elevation. Beams to ceiling, engineered timber flooring and under stairs storage cupboard.



Stairs leading to First Floor Accommodation with balustrade. Central heating radiator and television and telephone points



Aperture flowing into:

Dining Area

13'3" x 9'11" (4.04m x 3.04m)



Alcove shelving cupboards and storage units with glass fronts.

UPVC double glazed window to the side elevation. Traditional beams to ceiling, central heating radiator and engineered timber flooring.

Timber panel door with top section having leaded and coloured glass panel leading into:



Kitchen

13'8" x 11'7" (4.18m x 3.55m)



Range of cream base and wall units with wood grain effect doors in a 'shaker style' with pewter handles and plinth heater.

Single bowl granite effect sink and drainer with chrome mixer tap over set into granite effect laminate work surface with matching upstand.

Integrated appliances include: electric oven, five ring gas hob, fridge, freezer, wine rack and washing machine. Feature bricked wall and beams to ceiling.



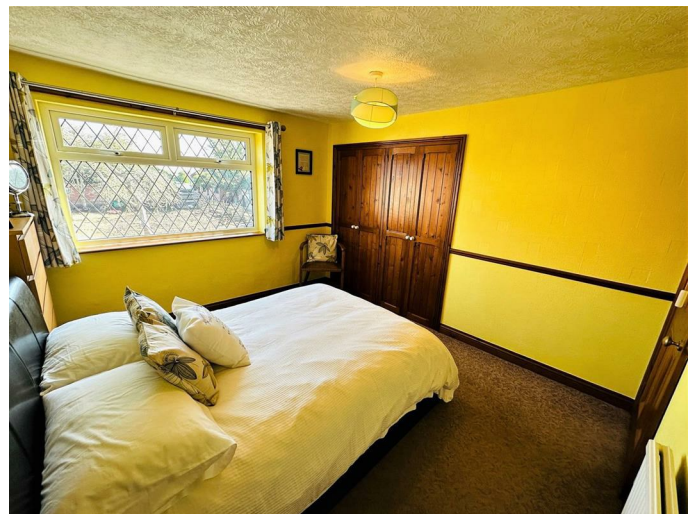
Composite panel effect door with top section having double glazed frosted panels to the rear elevation. UPVC double glazed window to the rear elevation. 'Karndean' flooring.

First Floor Accommodation - Landing

Loft access and doors leading off.

Bedroom One

11'8" x 11'3" (max) (3.56m x 3.44m (max))

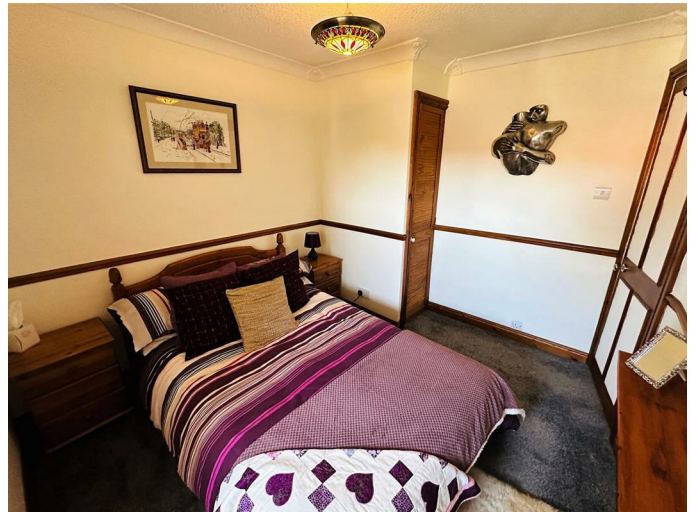


Range of built-in wardrobes and overstairs wardrobe with timber doors and white handles. UPVC double glazed window to the front elevation and central heating radiator.



Bedroom Two

13'7" x 8'8" (max) (4.16m x 2.66m (max))

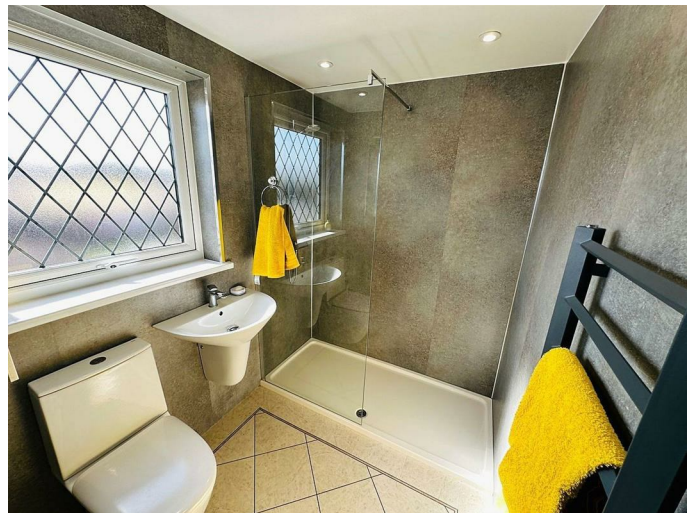


Shower Room

6'9" x 5'5" (2.06m x 1.67m)



UPVC double glazed window to the rear elevation giving views over garden, storage cupboard and central heating radiator. Door leading into storage area.



Walk-in shower with chrome trimmed glass screen and chrome shower over. Wet-walled to ceiling height on all walls. 'Rak' white low flush w.c with chrome fittings and 'Rak' white wall mounted wash hand basin with chrome mixer tap over. Heated towel rail. UPVC double glazed frosted window to the side elevation and 'Karndean' flooring.

Exterior - Front



Pedestrian footpath.

Side

Driveway with red blocked edging leading along the side of the property with herbaceous borders. Wrought iron vehicular/pedestrian access gates giving access into:

Rear



Driveway continues to detached garage with power and lighting. Further 'up and over' door, timber pedestrian access door and uPVC frosted window to the side elevation.

Flagged patio area with outside lamp and tap. Laid to lawn garden section with herbaceous borders and mature, established trees and shrubs. Further herbaceously planted patio area to the bottom of the garden with timber pergola.





Directions

Leave our Goole office on Pasture Road and turn left onto Boothferry Road. Turn right onto Mariners Street and bear left to stay on Mariners Street. Turn left onto Stanhope Street and take the fourth exit off the roundabout on to North Street, which leads onto Hook Road. Proceed along Hook Road following the road into Hook. Go past the Post Office and The Blacksmith's Arms and the property can be located on the left hand side.

TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Riding of Yorkshire

Tax Banding: B

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

Heating and Appliances

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services

and appliances tested before entering a legal commitment to purchase.

Making an Offer

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

Measurements

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Opening Hours

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

GOOLE - 01405 761199

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

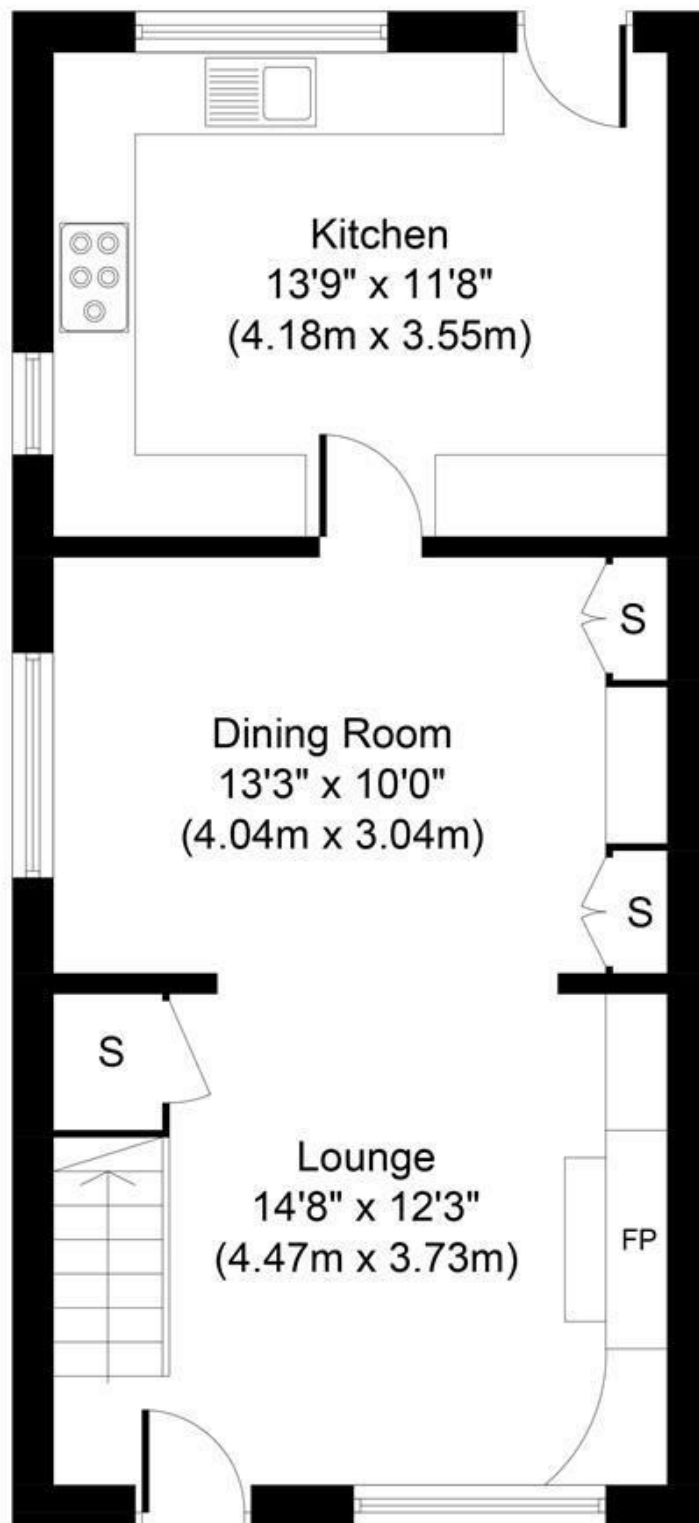
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

Viewings

Strictly by appointment with the sole agents.

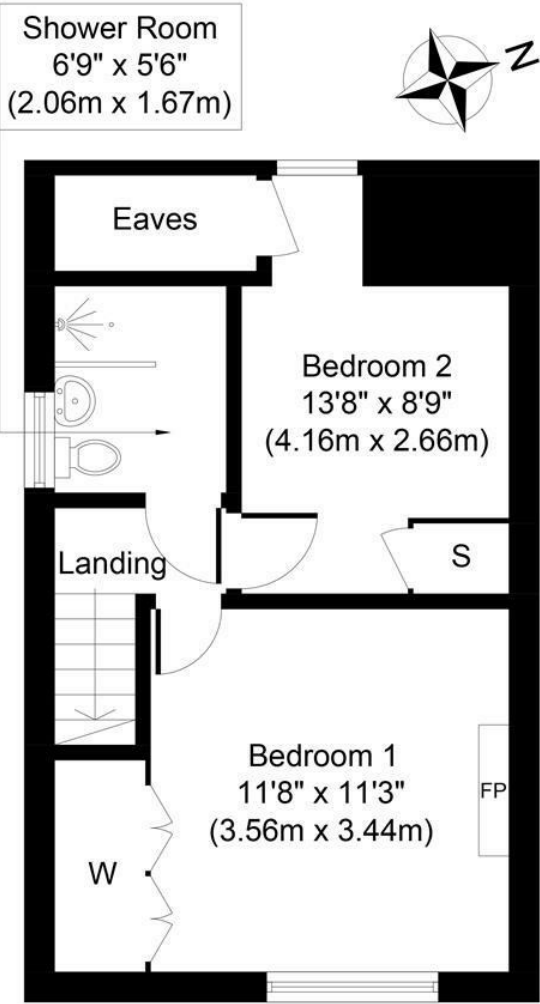
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



Ground Floor
Approximate Floor Area
509 Sq. ft.
(47.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com



First Floor
Approximate Floor Area
(Excluding Eaves)
340 Sq. ft.
(31.6 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2023 | www.houseviz.com

T 01405 761199
W www.parkrow.co.uk

40-42 Pasture Road, Goole, East Yorkshire, DN14 6EZ
 goole@parkrow.co.uk

