

# Park Row



**Little Orchard, Hook, Goole, DN14 5SL**

**Offers Over £325,000**



**\*\* AMPLE OFF-STREET PARKING \*\* CORNER PLOT \*\* NO UPWARD CHAIN \*\*** Situated in the desirable village of Hook, this property briefly comprises: Entrance Hall, Ground Floor w.c, Lounge, Kitchen/Dining/Living Area and Conservatory. To the First Floor are four bedrooms, one of which has an En-Suite, and Family Bathroom. Externally, the property has driveway for multiple vehicles, a detached double garage and enclosed 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'.**



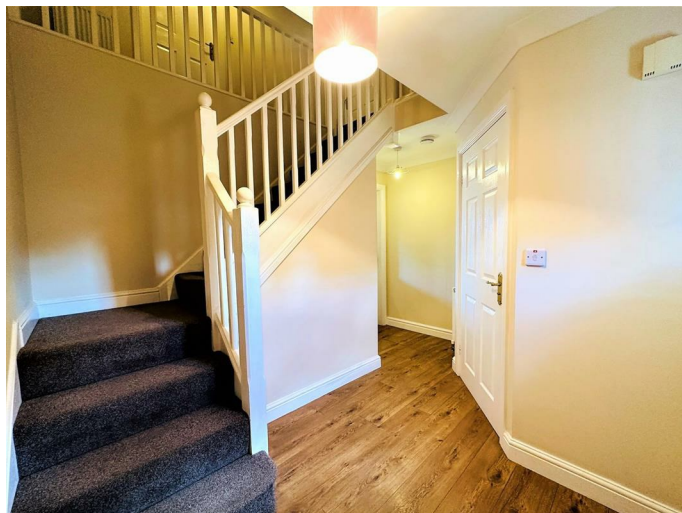


## GROUND FLOOR ACCOMMODATION- Entrance

Hardwood timber door with top section having single glazed frosted panel to the front elevation, leading through into:

### Entrance Hall

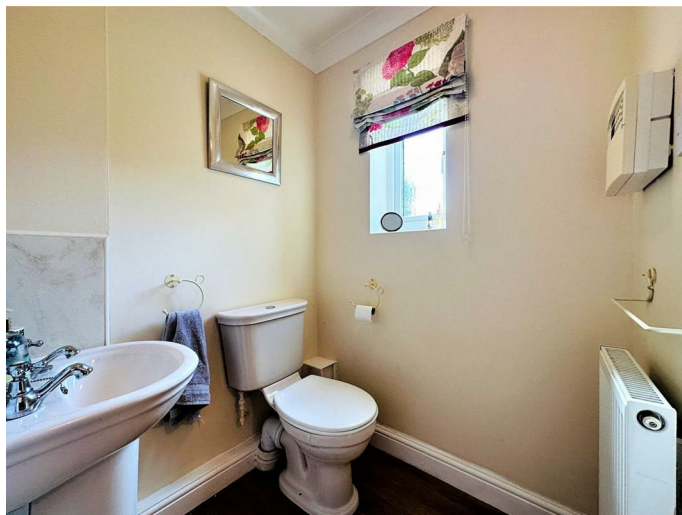
11'8" x 10'9" (3.56m x 3.28m )



Stairs leading to First Floor Accommodation with balustrade and spindles. Central heating radiator, telephone point, understairs storage space and wood effect flooring. Doors leading off.

### Ground Floor w.c

4'9" x 4'5" (1.45m x 1.35m )



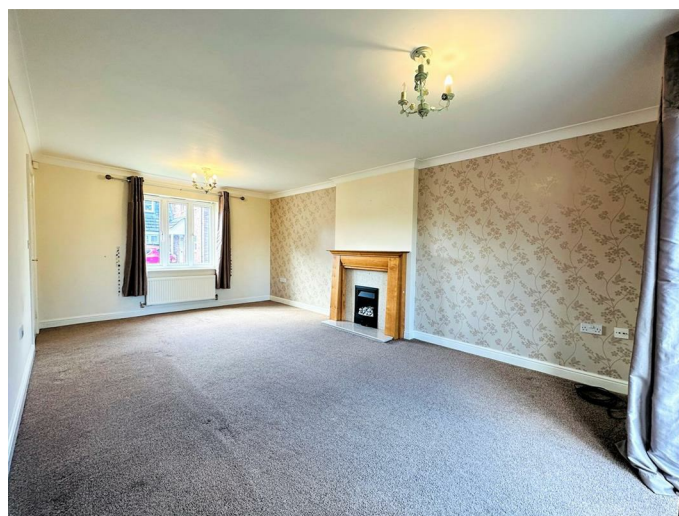
UPVC double glazed frosted window to the front elevation. White low flush w.c with chrome fittings and white pedestal wash hand basin with chrome taps over and tiled splashback. Wood effect flooring, keypad for intruder alarm and central heating radiator.

## Lounge

20'0" x 11'7" (6.11m x 3.55m )



'Living flame' effect gas fire set into a marble effect back and hearth with decorative timber fire surround. UPVC double glazed French doors to the rear elevation. UPVC double glazed window to the front elevation. Central heating radiators and television point.





## Kitchen/Dining/Living Area

20'4" x 19'5" (6.22m x 5.92m )



## Kitchen Dining Area



Range of wood grain effect base and wall units, including frosted display cabinets, with brushed chrome handles. Single bowl sink and drainer with chrome mixer tap over, set into granite effect laminate work surface with tiled splashback. Centre island incorporating breakfast bar area. Integrated appliances include: double oven, four ring ceramic hob, brushed steel electric extractor fan benefitting from downlighting, fridge, freezer, wine chiller, microwave, washing machine and dryer. Plumbing for dishwasher. 'Worcester Bosch' central heating boiler. UPVC double glazed window to the rear elevation. Central heating radiator and television point. Tiled flooring flowing through into:

## Living Area



UPVC double glazed window to the front elevation. Central heating radiator, television point and aperture flowing through into:

## Conservatory

10'1" x 8'1" (3.09m x 2.47m )



UPVC double glazed French doors to the side elevation and uPVC double glazed windows to the sides and rear elevations. Polycarbonate roof and wood effect flooring. Central heating radiators and television point.



## FIRST FLOOR ACCOMMODATION- Landing



Galleried landing with balustrade and spindles. Loft access and central heating radiator. Storage cupboard housing the pressurized hot water cylinder and doors leading off.

## Bedroom One

14'11" x 11'9" (4.57m x 3.59m )



Range of fitted wardrobes. UPVC double glazed window to the front elevation. Central heating radiator, television and telephone points and wood effect flooring. Door leading into:



## En-Suite

8'6" x 4'6" (2.60m x 1.39m )



Shower cubicle with chrome trimmed door and chrome shower over and is tiled to coving height. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome taps over. The room is tiled to mid-height. Speaker fitted into ceiling, extractor fan and central heating radiator. UPVC double glazed frosted window to the front elevation.

### Bedroom Two

13'10" x 7'5" (4.22m x 2.27m )



UPVC double glazed window to the rear elevation, central heating radiator, television and telephone points and wood effect flooring.

### Bedroom Four

9'8" x 8'5" (2.97m x 2.59m )



UPVC double glazed window to the front elevation, central heating radiator, television and telephone points and wood effect flooring.

### Bedroom Three

10'7" x 9'5" (3.23m x 2.89m )



UPVC double glazed window to the rear elevation, central heating radiator, television and telephone points and wood effect flooring.

### Bathroom

7'6" x 6'3" (2.29m x 1.92m )



White panel bath with chrome mixer tap over, incorporating chrome shower attachment and chrome trimmed shower screen. White low flush w.c with chrome fittings. White pedestal wash hand basin with chrome taps over. The room is tiled on all walls to coving height. Chrome heated towel rail. UPVC double glazed frosted window to the rear elevation, extractor fan and tiled effect flooring.



## Exterior- Front



Storm porch having brick built pillars and timber trellis sides. Outside lamp and flagged pathway along the property front with decorative stone edgings. The pathway leads away from the property, merging into a decorative block pathway. The front is laid to lawn. Decorative herringbone brick blocked driveway leading to wrought iron pedestrian and vehicular access gates. Boundaries are defined by railings, brick wall and timber fence. Brick built double detached garage with twin 'up and over' doors and outside light on 'PIR' sensor. Timber and wrought iron decorative pedestrian access gates leading into:



## Rear



Outside lamps and taps. Indian stone flagged patio areas with inset lighting. The garden is predominantly laid to lawn with raised sleeper herbaceously planted borders. Timber pedestrian access gate to the side with further flagged pathway. Outside electrical points and halogen floodlight on 'PIR' sensor. Timber storage shed. The rear is fully enclosed with timber fence, concrete and timber posts.







### 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 and then onto Goole Road. Continue onto High Street and turn right onto Little Orchard. The property can be clearly identified by a Park Row 'For Sale' board.

### TENURE, LOCAL AUTHORITY & TAX BAND

Tenure: Freehold

Local Authority: East Yorkshire Council

Tax Banding: E

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 & MOBILE COVERAGE

Electricity: Mains

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 4G

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:

SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

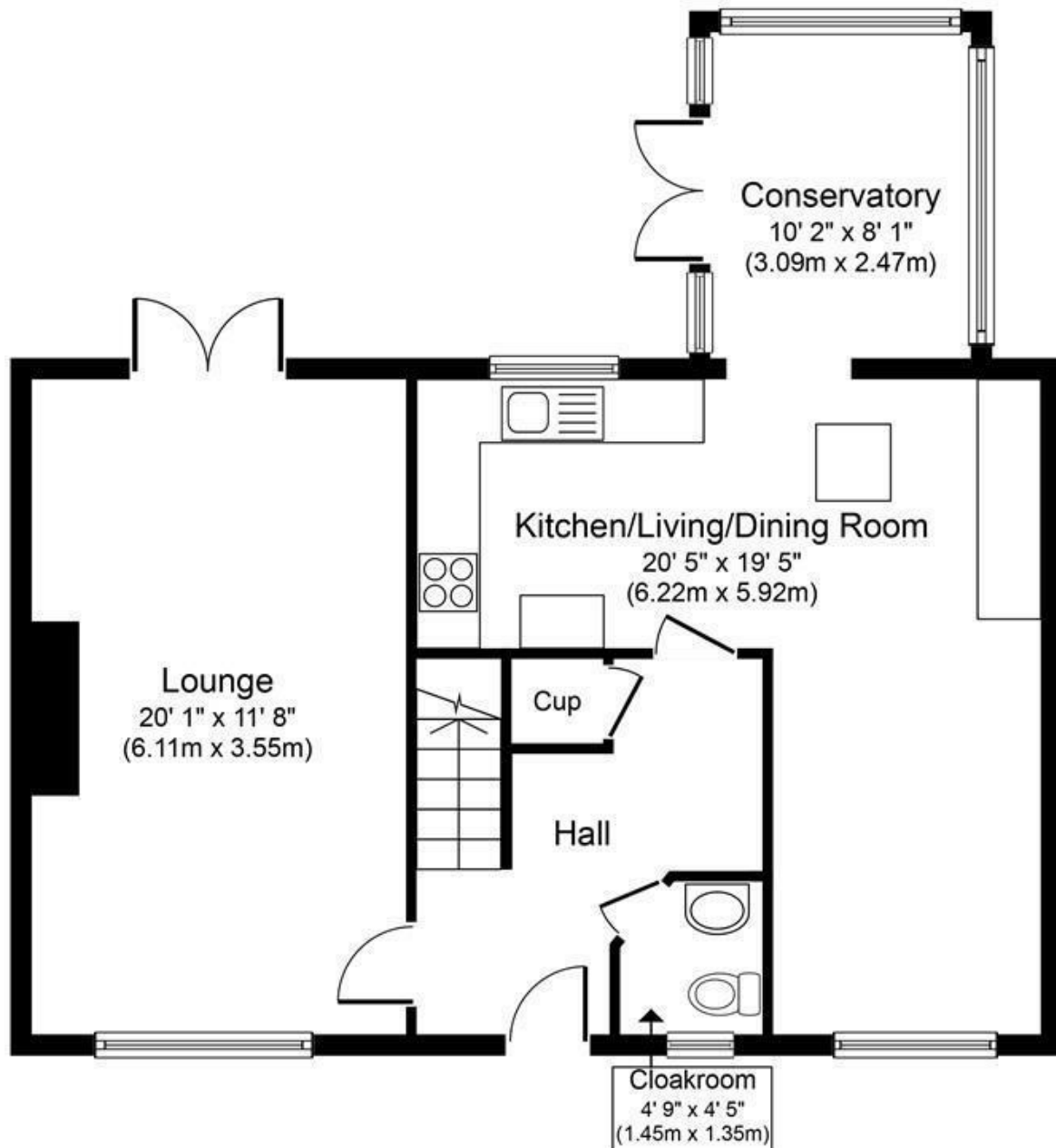
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### VIEWINGS.

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.

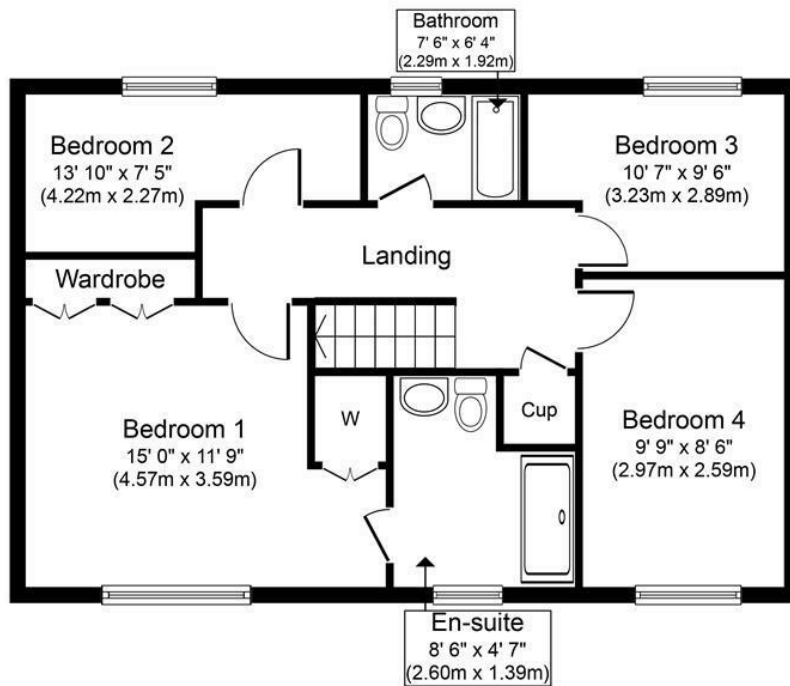


**Ground Floor**  
**Approximate Floor Area**  
**725 sq. ft.**  
**(67.4 sq. m.)**

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.

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**First Floor**  
**Approximate Floor Area**  
**640 sq. ft.**  
**(59.4 sq. m.)**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	79		

