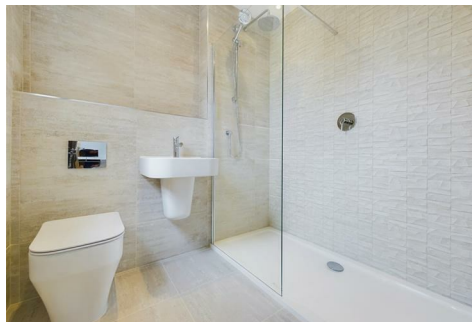




WILLOWGREEN

ESTATE AGENTS



**River View High Street  
Goole, East Yorkshire DN14 5NU**

**Guide price £399,950**

INCENTIVES APPLY TO BUYERS THAT CAN EXCHANGE IN 28 DAYS

\*SHOW HOME AVAILABLE\*

MONDAY - FRIDAY 9AM - 4PM  
SATURDAY & SUNDAYS 10:30AM - 3:30PM

River View development in Hook consists of 22 executive semi-detached and detached 2,3 & 5 bedroom homes. All of the properties offer generous open-plan living space with high-specification fixtures. Front and rear gardens with dedicated parking. The detached properties also feature single or double garages.

## ENTRANCE HALLWAY



Stairs to first floor landing.

## SITTING ROOM

19'7" x 9'11" (5.99 x 3.04)



Bay window to front aspect, underfloor heating thermostat, TV points, power points.

## KITCHEN/DINING ROOM

12'5" x 19'9" (3.80 x 6.04)



Velux sky light, Bi-fold doors out into rear garden. Quality range carcass kitchen units with shaker painted door with quartz worktops, Haier appliances include electric hob with extractor over, fitted oven/grills, Integrated fridge, freezer, dishwasher, Riobel mixer taps, parquet wooden flooring, power points, brushed chrome downlights, under floor heating thermostat.

## UTILITY ROOM

12'5" x 6'4" (3.79 x 1.95)



Door to rear aspect, fitted quality range carcass kitchen units with quartz worktops, riobel mixer taps, parquet wooden flooring, plumbing for washer/dryer, power points, brushed chrome downlights, underfloor heating thermostat.

## GUEST CLOAKROOM



Low flush w/c, hand wash basin, parquet flooring, heated towel rail, extractor fan, downlights.

## FIRST FLOOR LANDING



Brushed chrome downlights, power points, loft access.

## BEDROOM TWO

13'10" x 10'3" (4.23 x 3.14)



Window to front aspect, radiator, power points.

## MASTER BEDROOM

16'1" x 10'6" (4.91 x 3.21)



Window to rear aspect, radiator, power points.

## BEDROOM THREE

14'9" x 9'0" (4.51 x 2.76)



Window to front aspect, radiator, power points.

## EN-SUITE



Window to rear aspect, fully tiled walk in shower enclosure with glaze door and chrome finish, wall flush w/c, hand wash basin, heated towel rail, extractor fan, downlights.

## BEDROOM FOUR

10'5" x 8'11" (3.19 x 2.73)



Window to rear aspect, radiator, power points.

## BATHROOM



Window to front aspect, partly tiled freestanding bath with mixer taps, wall flush w/c, hand wash basin, heated towel rail, brushed chrome downlights.

## GARDEN

Fully enclosed garden, mainly laid to lawn with Indian stone patio area.

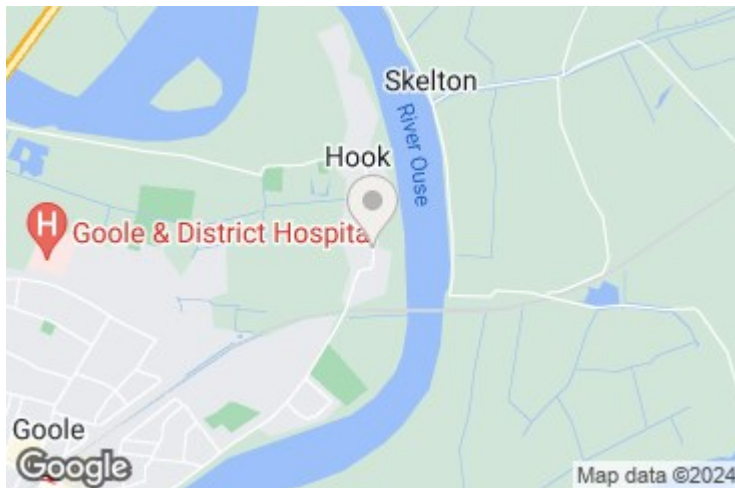
## GARAGE

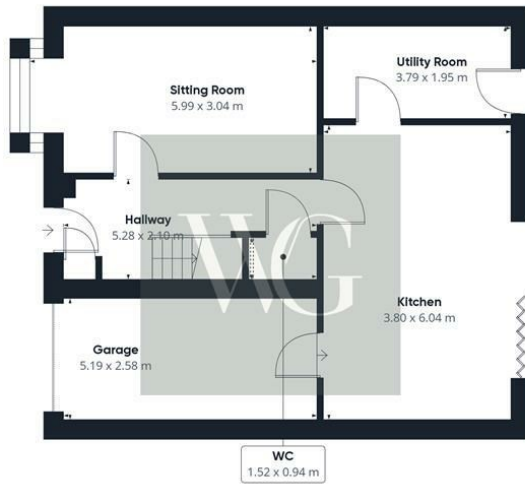
17'0" x 8'5" (5.19 x 2.58)

Electric sectional garage doors with remote key fob

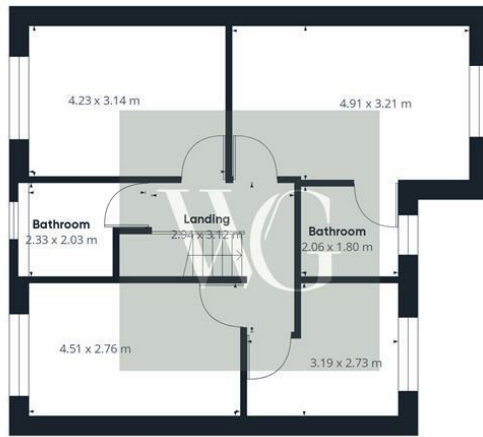
## SERVICES

Gas fired central heating with high efficiency boilers, wet under floor heating to ground floor via different room zones controlled with WiFi compatible thermostats.





Floor 1



Floor 2



Approximate total area<sup>1</sup>  
137.02 m<sup>2</sup>

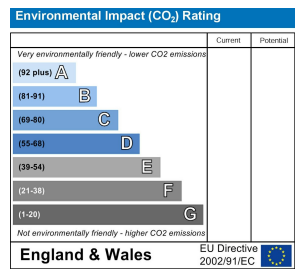
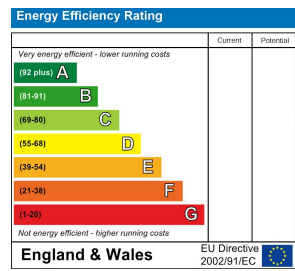
Reduced headroom  
0.08 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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