



WILLOWGREEN

ESTATE AGENTS



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

Guide price £365,000

INCENTIVES APPLY TO BUYERS THAT CAN EXCHANGE IN 28 DAYS

BRAND NEW SHOW HOME OPENING TIMES

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

River View development in Hook consists of 12 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.

GUEST CLOAKROOM



Window to front aspect, half tiled walls, wall flush w/c, hand wash basin, heated towel rail, extractor fan, downlights.

SITTING ROOM

18'3" x 11'4" (5.58 x 3.47)



Bay window to front aspect, TV point, power points, downlights, under floor heating thermostat.

KITCHEN/DINING ROOM

12'9" x 18'2" (3.89 x 5.55)



Window to rear and double French doors out onto rear garden, fitted quality range carcass kitchen units with quartz worktops, with haier appliances, integrated fridge, freezer, dishwasher, stainless steel sink unit with riobel mixer taps, Porcelanosa floor tiles, kitchen island with electric hob, TV point, power points, downlights.

UTILITY ROOM

6'7" x 9'0" (2.02 x 2.75)



Door to rear aspect, fitted quality range carcass kitchen units with quartz worktops, stainless steel sink with riobel mixer taps, Porcelanosa floor tile, plumbing for washer/dryer, power points, brushed chrome downlights, underfloor heating thermostat.

FIRST FLOOR LANDING



Brushed chrome downlights, power points, loft access.

MASTER BEDROOM

13'2" x 11'0" (4.02 x 3.37)



Window to front aspect, radiator, power points.

EN-SUITE



Window to side 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 THREE

8'3" x 9'4" (2.52 x 2.85)



Window to rear aspect, radiator, power points.

BEDROOM TWO

9'1" x 8'5" (2.78 x 2.57)



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.

OUTSIDE



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

SERVICES

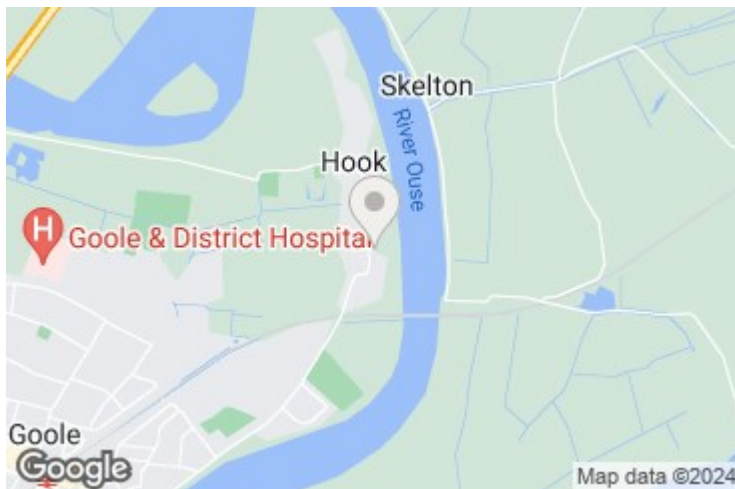
Gas fired central heating with high efficiency boilers, wet under floor heating to ground floor via different room zones controlled with WiFi compatible thermostats.

GARAGE

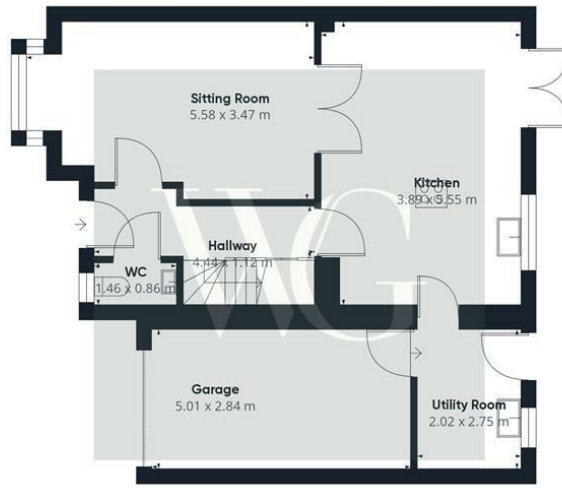
16'5" x 9'3" (5.01 x 2.84)

Electric sectional garage doors with remote key fob

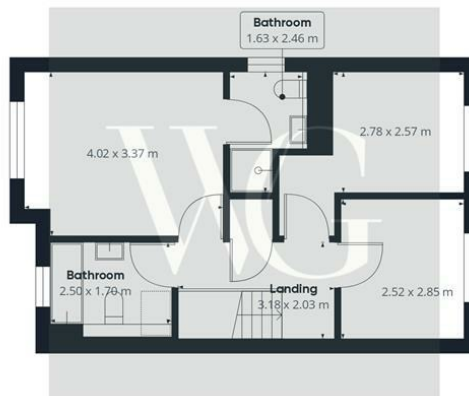
COUNCIL TAX BAND



WG



Floor 1



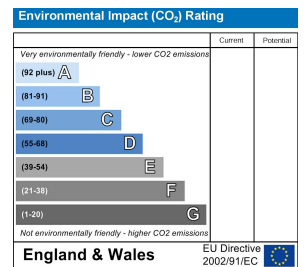
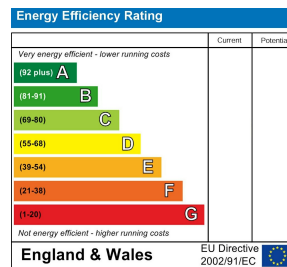
Floor 2

Approximate total area¹⁾
112.18 m²

(1) Excluding balconies and terraces

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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