



WILLOWGREEN

ESTATE AGENTS



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

**£220,000**

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 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.

Prices from £220,000-£650,000. Please contact agent for further details.

## **KITCHEN**

- Fitted quality range 18mm carcass kitchen units with shaker painted door available in a range of colours (Modern alternative available)
- Range of 20mm quartz worktops as standard (30mm upgrade option)
- Haier appliances
- Integrated Fridge, Freezer, Dishwasher
- Riobel mixer taps (Perrin & Rowe upgrade options available)
- Porcelanosa 40x40cm floor tile (60x60cm upgrade option available)

## **UTILITY**

- Fitted quality range 18mm carcass kitchen units with shaker painted door available in a range of colours (Modern alternative available)
- Range of 20mm quartz worktops as standard (30mm upgrade option)
- Riobel mixer taps (Perrin & Rowe upgrade options available)
- Porcelanosa 40x40cm floor tile (60x60cm upgrade option available)
- Plumbing for washing machine (Where applicable)

## **DOWNSTAIRS CLOAKROOM**

- Riobel brassware
- Olympia ceramics
- Concealed Siamp cisterns
- Half tiling to all appliance walls (Where Applicable) using Porcelanosa tiles.
- Porcelanosa 40x40cm floor tile

## **HOUSE BATHROOM**

- Riobel brassware
- Olympia ceramics
- Concealed Siamp cisterns
- Victoria + Albert freestanding bath upgrade (Where Applicable)
- Full tiling to shower/bath areas and half tiling to all other walls using Porcelanosa tiles.
- Porcelanosa 40x40cm floor tile
- Chrome tile edge trims to all tiled areas
- Quality shower enclosure with glazed door and chrome finish (Where Applicable)
- Shower over baths

## **EN SUITE ( WHERE APPLICABLE )**

- Riobel brassware
- Olympia ceramics
- Concealed Siamp cisterns
- Full tiling to shower/bath areas and half tiling to all other walls using Porcelanosa tiles
- Chrome tile edge trims to all tiled areas
- Quality shower enclosure with glazed door and chrome finish (Where Applicable)
- Porcelanosa 40x40cm floor tile

## **HEATING**

Gas fired central heating with high efficiency boilers, wet under floor heating to ground floor via different room zones controlled with WiFi compatible thermostats, radiators on first floor with individual thermostatic valves.

## **ELECTRICAL**

- Telephone & Tv points
- Brushed chrome downlights in kitchen/utility, bathrooms/cloakrooms, hallways/landing.

- Brushed chrome socket frontals.
- Dropdown pendants over islands (Where Applicable)
- Pendants in lounge and bedrooms
- Up and down external lights to front and rear.
- Under Cabinet wall lights in kitchen/utility
- External power socket
- Power and lighting to all garages
- Burglar alarm
- Car charger on all plots as standard

## **GARAGE ( WHERE APPLICABLE )**

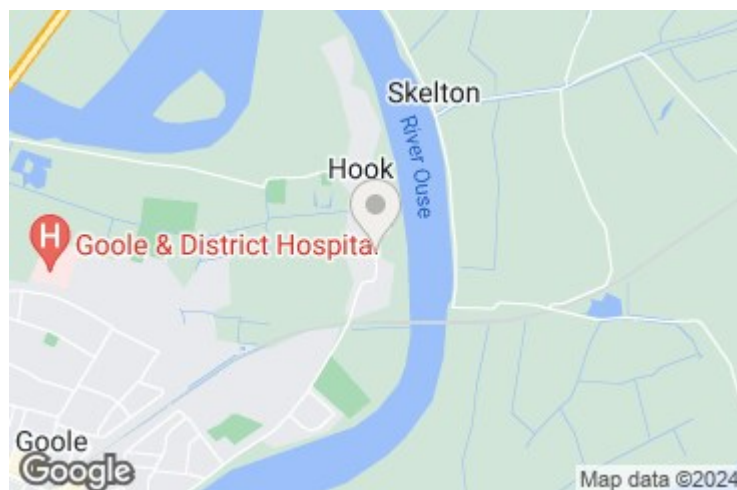
Electric sectional garage doors with remote key fob

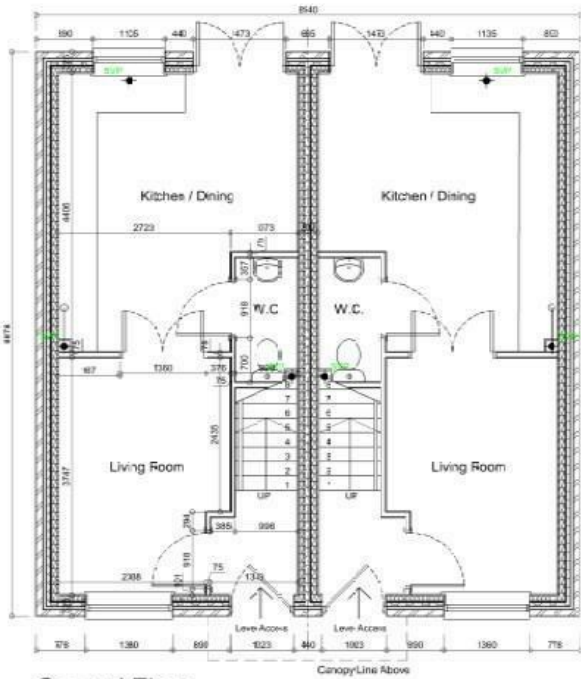
## **INTERNAL DOORS/JOINERY**

- Chrome lever on round rose handles
- Pre finished oak Suffolk door
- Glazed door upgrade option available
- 5 inch Ogee skirting and architrave

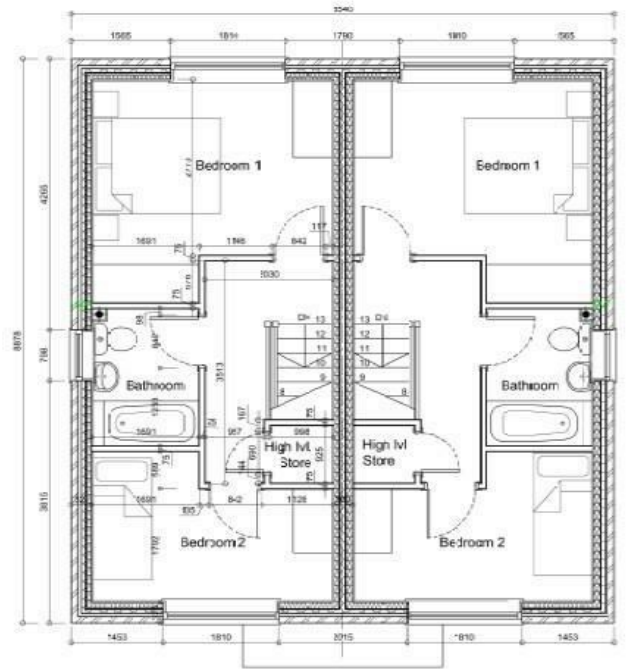
## **EXTERNAL**

Indian stone patios and paths with a block paver border, tumbled set block paved driveways. Heavy duty vertilap fence panels. Heavy duty vertilap side gates. Front and rear gardens turfed. Trees and shrubs planted to approved design.

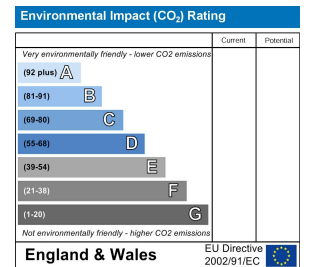
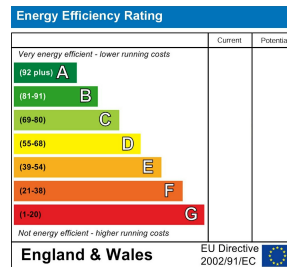




Ground Floor



First Floor



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