



WILLOWGREEN

ESTATE AGENTS



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

£650,000

BRAND NEW SHOW HOME OPENING 20TH MAY 2024

9AM - 4PM MONDAY TO FRIDAY

9AM - 12PM SATURDAY AND SUNDAY

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.

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

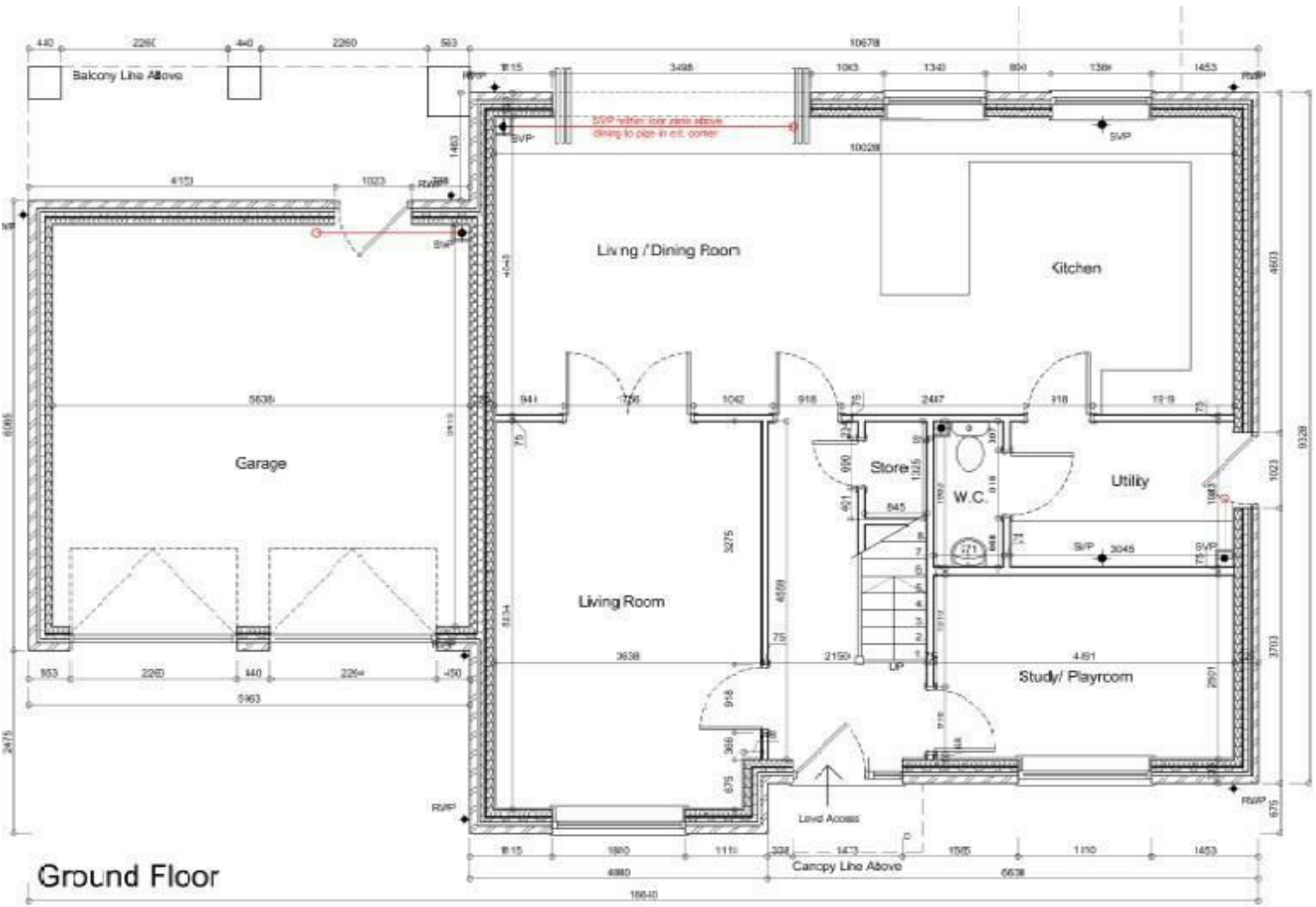
INTERNAL DOORS/JOINERY

- 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.





Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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