



WILLOWGREEN

ESTATE AGENTS



**Plot 11 High Street
Goole, East Yorkshire DN14 5NU**

Guide price £650,000

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.

ENTRANCE HALLWAY



UTILITY



STUDY

13'2" x 7'8" (4.03 x 2.35)

SITTING ROOM

11'5" x 16'9" (3.49 x 5.12)



- 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)

KITCHEN/DINING ROOM

32'5" x 12'11" (9.89 x 3.95)



DOWNSTAIRS CLOAKROOM

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

- 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)

FIRST FLOOR LANDING



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

MASTER BEDROOM

18'4" x 17'5" (5.59 x 5.31)



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

BEDROOM TWO

12'0" x 11'3" (3.68 x 3.45)



EN-SUITE



BEDROOM THREE

11'6" x 14'7" (3.53 x 4.47)



BEDROOM FOUR

12'6" x 11'5" (3.83 x 3.49)



BEDROOM FIVE

13'2" x 8'11" (4.03 x 2.73)

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.

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.

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

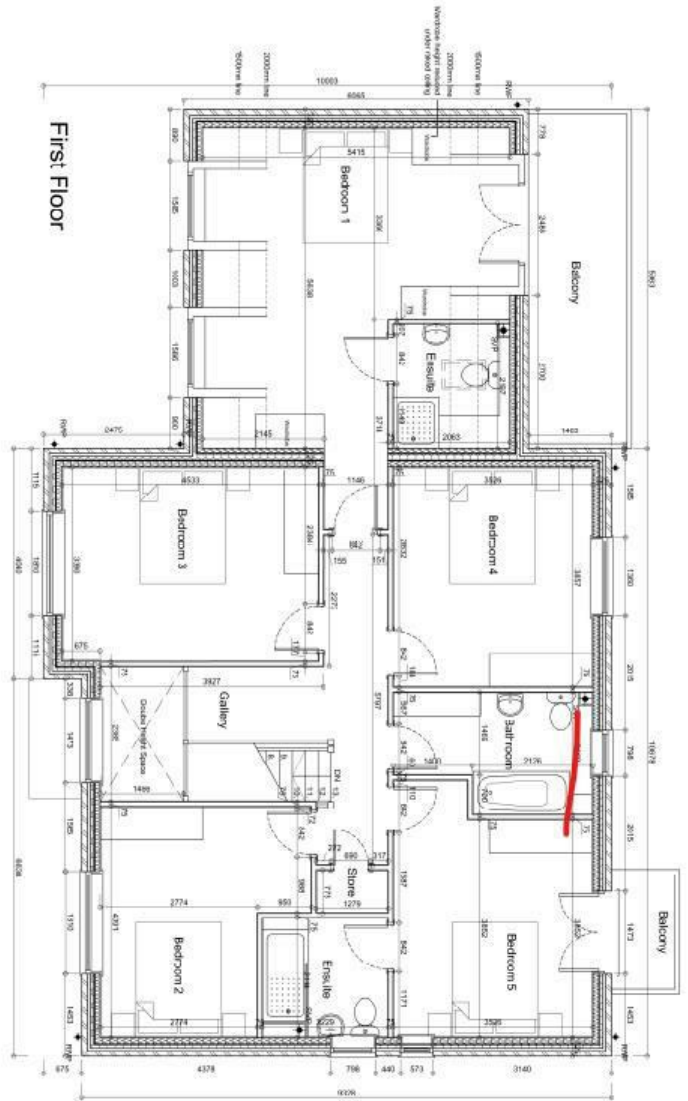
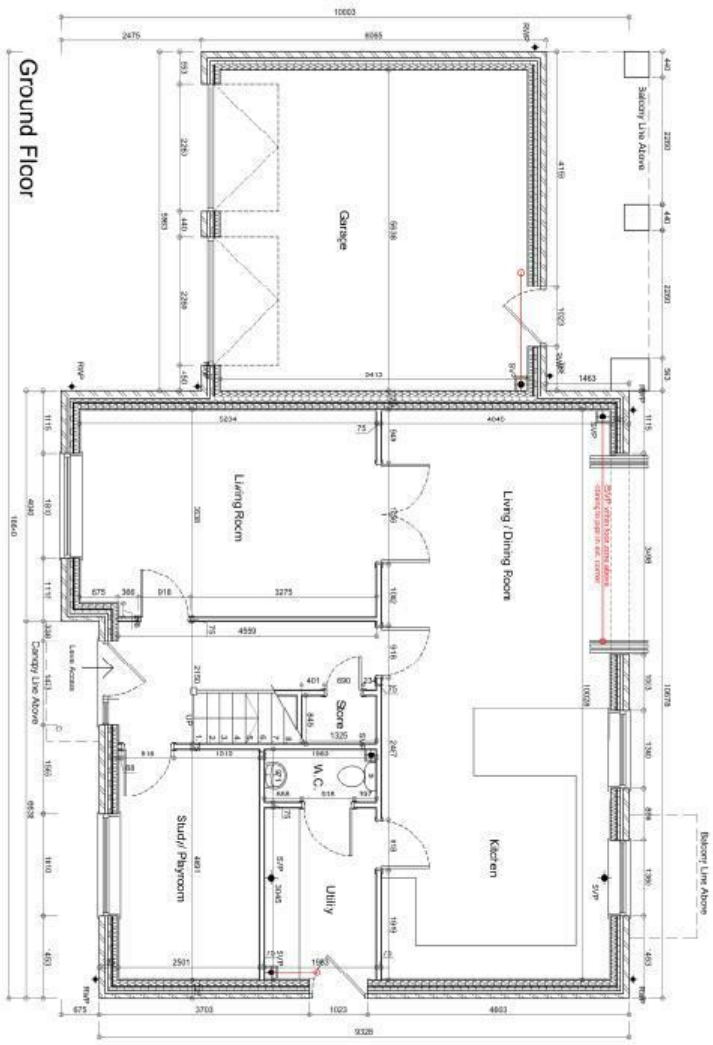
GARAGE (WHERE APPLICABLE)

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





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		
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(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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