



OSCARISON HOUSE

A HOME SET IN HOOK



This detached, double-fronted property was built just two decades ago and has served as a happy home to the same family since. Extremely well presented from top to bottom, it's a blank canvas inside and one not to be missed. Situated in an exclusive development of only seven houses and just off Hook High Street, Park View is a fine place to settle and enjoy the peaceful village surroundings, while being only a couple of miles from the town of Goole. With five spacious double bedrooms including three en-suites, the floorplan of this magnificent home would suit even the busiest of family lifestyles. Offering plenty of off-street parking in addition to a double garage and a private garden to the rear, you'll want to step inside to see what the interiors have to offer.



A STRIKING ENTRANCE



The block-paved road of this quiet cul-de-sac sets the tone for the postcode and the property ahead, which is immaculately presented throughout. A pleasing symmetry will catch your eye, with a central path running down the front lawn leading to the statement double front door - believed to have been reclaimed from a Church in Bradford. An open entrance hallway with a striking wooden staircase and complementary internal doors offers a grand first impression. Here you'll find a convenient W/C and access through to the living spaces on the ground floor.



THE BEST PLACE TO START



The downstairs reception rooms are connected to each other, as well as leading back to the hallway, allowing you to move through the home with ease providing flexible living arrangements to suit a bustling household. All family members can enjoy their own space with options to open the rooms up for social gatherings. Spanning over half of the width of the house and overlooking the garden is the sizable kitchen – a social family hub designed to be a place to relax and gather with a dedicated TV area and a central island which serves as the morning breakfast bar. During summer months, the French doors will be flung open for BBQ season, extending the space even further. Featuring a range of wall and base units topped with stylish granite worktops, you'll find modern luxuries including integrated Smeg appliances and porcelain tiles underfoot. An adjoining utility room offers a handy space for storage and laundry, as well as access to the integral garage and a rear door to the garden.





FLEXIBLE SPACES FOR THE FAMILY



The huge dual-aspect lounge boasts an open layout with plenty of floor space giving the opportunity for different furniture configurations. Although the room is a blank canvas with a light and airy ambience, the central fireplace and gas stove adds a cosy touch come the evening. A connecting dining room through double doors connects effortlessly to the garden via a further set of French doors, providing a seamless transition to the garden. This space could equally be used as a children's playroom - in a home where comfort meets functionality to suit your lifestyle. Before heading upstairs to explore the first floor, you'll discover the office which is located at the front of the house. Dual-aspect windows provide a perfect light and airy space for hybrid working with enough room for multiple workstations.



MAXIMISING SUNLIGHT IN THE MASTER



At the top of the stairs, you'll first notice the beautiful landing – a feature in its own right which wraps around the wooden spindles and bannisters in a U-shape. With a skylight maximising the natural light, the floorspace here could be home to a bookcase or other free-standing furniture to really make the most of the layout. Straight ahead is the incredible Master suite which offers a view of both sunrise and sunset via three windows in total. Complete with a modern en-suite shower room and ample space for wardrobes – much like the downstairs – the decor remains neutral and ready to move straight in.

A TRIO OF EN-SUITES



At the opposite end of the landing, bedroom two is positioned above the garage and has an interesting vaulted ceiling with velux windows. The original plans for the property did not include a bedroom here, but it was added to the plans by the current owner. This is a perfect guest suite, also featuring an en-suite shower room. The final bedroom boasting its own en-suite bathroom is bedroom three, situated at the front of the property. Two further generous double bedrooms share the family bathroom situated at the top of the stairs. The modern, four-piece white suite with monochrome black tiles offers a full-sized bathtub and separate shower enclosure, heated towel rail and high ceilings with a velux window for a bright start to your day.





HEAD OUT TO THE GARDEN



The rear garden is of low maintenance and offers the perfect retreat for children and grown-ups alike. The area is largely turfed with a patio in the corner to catch the sun and convenient seating areas outside the French doors leading out from the kitchen and dining room. Security is ensured as the whole of the boundary is enclosed with mature trees towering along one side.



EXPLORE THE AREA

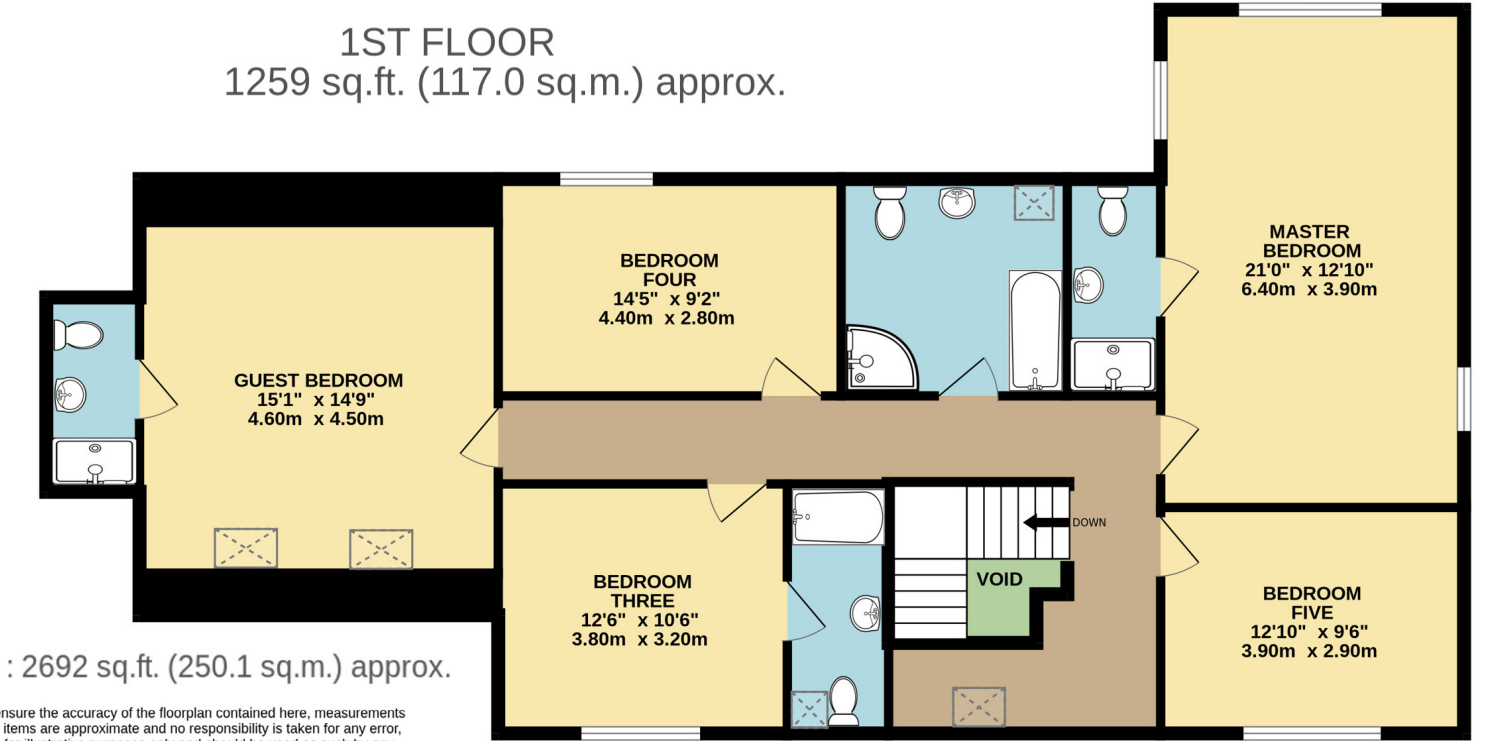


In addition to a wonderfully spacious family home on offer at Oscarison House, the village life in Hook is quite an attraction for those seeking a community feel. Just inside the border of East Riding of Yorkshire, you are a short drive from Goole and can also head to the market town of Howden with ease where between them are an abundance of supermarkets, delis and restaurants for your convenience. Within Hook itself, there are two village pubs, as well as a small village shop connected to the Post Office. The primary school is rated outstanding by Ofsted meaning the children will get a great educational start and then can move on to a choice of secondary schools nearby including Read private school in Drax. The M62 can be accessed in less than 10 minutes making journeys to Hull, Leeds and Manchester achievable for the daily commute as well as great road connections to York or the A1 for the north and south of the country. London can easily be accessed from Goole railway station, just a short drive away. When it's time to relax on the weekend, you can pick up the River Ouse for a peaceful walk or head to the children's playground for some wholesome family time. The village hall hosts a number of community events including Tai Chi and the well-regarded tennis and rugby clubs are both within close range as well.

GROUND FLOOR
1433 sq.ft. (133.1 sq.m.) approx.



1ST FLOOR
1259 sq.ft. (117.0 sq.m.) approx.



TOTAL FLOOR AREA : 2692 sq.ft. (250.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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KEY FEATURES

- Spacious Five Double Bedroom Detached
- Sizeable Breakfast Kitchen with Snug Seating Area and Separate Utility
- Dual-Aspect Lounge with Feature Fireplace and Doors Leading to Dining Room
- Office Room with Space for Family to Work from Home
- Unique Landing Area Perfect as a Reading Nook with Seating

- Generous Triple Aspect Master Suite with En-Suite Shower Room
- Guest Suite with En-Suite Shower Room and Further En-Suite to Bedroom Three
- Modern Four Piece Family Bathroom
- Low Maintenance Rear Garden and Gravel Driveway with Expansive Double Garage for Parking
- Ideal Village Locality with Excellent Commuting Links for Work and Leisure
- Freehold and Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	80
(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	



OSCARISON HOUSE

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WHAT3WORDS: sisters.reporting.publish

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