



37b
High Street
HOOK

37B
HIGH STREET

An Immaculate Family Home



37B High Street is an immaculately presented detached property, sitting pretty in the centre of the lovely village of Hook. Built in the mid 2000s, the rustic red brick exterior oozes curb appeal from the boundary wall to the treble dormer windows. There's also far more than meets the eye from the front – through the wrought iron gates on the driveway you'll also discover a separate studio annexe set between a large courtyard patio and private garden. The accommodation comprises four double bedrooms and spacious ground floor living making this a perfect home for a growing family seeking a semi-rural setting in the East Riding of Yorkshire.





A Comforting Start

The first room off the hallway is the large family lounge. A traditional and cosy space featuring a central chimney breast and electric flame effect fire which is a perfect focal point of the room. Neutral decor and a soft carpet flow throughout and into the connecting dining room. With ample room for a large table, the French doors dividing the two allow for open-plan living or dedicated separate zones with an additional internal door leading back out to the hallway.



Classic yet Contemporary

At the rear of the house, you'll find the beautifully light and airy kitchen which overlooks the courtyard with access via French doors. The contemporary farmhouse aesthetic combines classic cream shaker-style wall and base units with oak worktops extending out to a central breakfast bar. There's also space for a smaller dining table, making it the perfect spot for your morning coffee especially when the sun is shining, and the garden is in full bloom. Modern amenities within the kitchen include an induction hob, double wall-mounted ovens and an integrated dishwasher. Tucked neatly in the corner is a generous utility room featuring a second sink under the window with additional storage space and room for the all-important laundry appliances.





Bright Spaces

Before you ascend to the first floor, you'll discover a ground floor W/C finished with modern tiling and wood laminate flooring. The top of the stairs opens onto a spacious gallery landing where you'll find loft access for additional storage and catch a glimpse of the first dormer window adding interest and a burst of natural light to the interiors.





A Unique Master Suite

The huge master suite occupies the entire rear end of the property with an interesting configuration as you enter via the dressing room with a door to the en-suite on the left. Illuminated with Velux windows and finished with spotlights to dictate the mood, the impressive en-suite is the size of most family bathrooms. The four-piece white suite features a built-in whirlpool tub and separate corner rainfall shower surrounded by chic marble tiling. Step back into the dressing room then through the internal archway to reach the bedroom area complete with a wall of fitted wardrobes and a large window overlooking the garden.



Ample Doubles

Bedroom two is the largest of the remaining three bedrooms, however all three are ample double rooms making the spaces versatile with bedroom three currently set-up as an office/reading room. As you'd expect from the home so far, neutral and light decor continues throughout meaning they are ready and waiting for new owners to put their own stamp on if they wish. The family bathroom is situated at the top of the landing for convenience and takes on an almost identical design to the master en-suite, fully tiled in a chic marble design. A four-piece white suite features a large bathtub and a luxury multi jet shower system to ensure the very best start to your day.





More Than Meets the Eye

The exterior space has been carefully designed and immaculately kept so it's ready and waiting to enjoy over those longer summer days. As you step outside from the kitchen, you'll land on a large Indian stone patio with ample space for al fresco dining and summer BBQ's. Look back at the house to appreciate the quaint design of the gable end and final dormer window peeking out from the fourth bedroom.





Straight ahead is the detached annexe – once a garden games room and now a self-contained studio. Featuring a fitted kitchen within an open-plan living space and a separate double bedroom complete with a modern en-suite shower room. This clever renovation would be ideal for either guests, teenagers or elder relatives to have their own independence close to home.





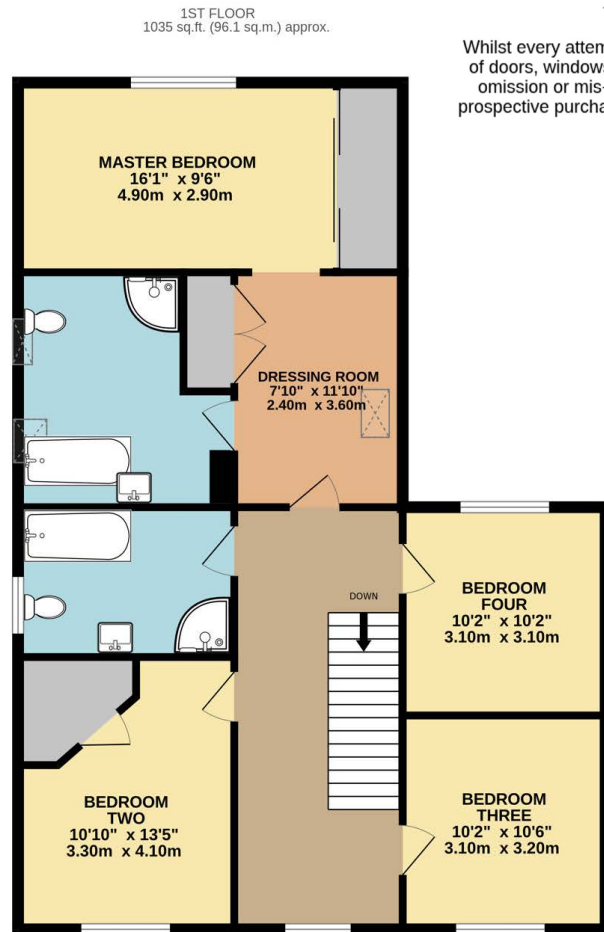
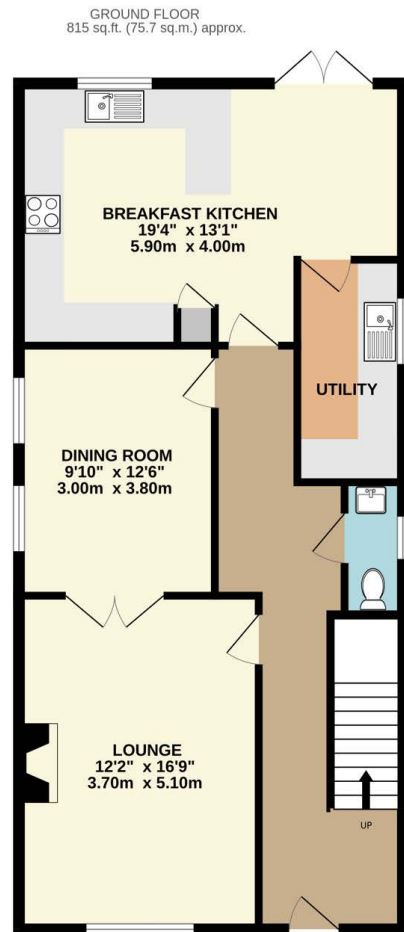
The patio continues to wrap around the annexe, leading to a peaceful and private lawned garden at the rear. Surrounded by flower beds and punctuated with mature trees along the boundary fence, you can rest assured that the space is safe, and you won't be disturbed. You'll also find a greenhouse with potting space for those green fingered amongst us.



Area to Explore

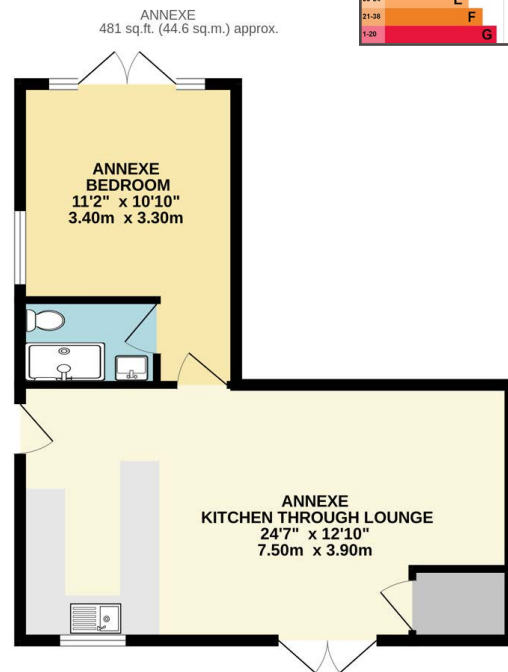
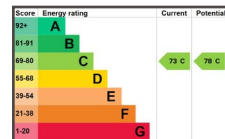
In addition to a wonderfully spacious family home on offer, the village life in Hook is quite an attraction for those seeking a community feel. Just inside the border of East Riding of Yorkshire, you are a short walk or drive from Goole and can also head to the market town of Howden with ease where between 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 Reed's private school in Drax. 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 several community events including Thai Chi and the well-regarded tennis and rugby clubs are both within close range as well. 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 connections to the North and South via the A1.





TOTAL FLOOR AREA : 2330 sq.ft. (216.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measure of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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

- Four Double Bedroom Immaculate Detached Family Home
- Beautifully Presented Throughout with Spacious and Modern Living
- Versatile Separate Studio Annexe Ideal for Guests or Older Children
- Large Family Lounge, Separate Dining Room and Downstairs W/C
- Contemporary Farmhouse-Style Breakfast Kitchen Plus a Convenient Utility Room
- Impressive Master Suite with Dedicated Dressing Room and Luxurious En-Suite
- Chic Four-Piece Family Bathroom Including Multi-Jet Shower System
- Feature Indian Stone Patio Ideal for Outside Entertaining and Further Private Lawned Garden
- Larger Than Average Plot Size and Excellent Local Amenities Nearby
- Ideal Location for Commuters with Close Proximity to Major Motorway Network
- Freehold Property and Council Tax Band E



High^{37b} Street HOOK

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