

linkagency



2, Cleveland Close, Hook, Goole, DN14 5FG
£479,995



- Detached House
- En-suite to master
- Beautifully presented
- Quiet Location

- 4 bedrooms
- Open plan kitchen / living area
- Ample parking
- Viewing highly recommended



Description

****SUBSTANTIALLY REDUCED****

A Truly superb detached property that exudes elegance throughout. This stunning house boasts 2 reception rooms, 4 bedrooms, and an en-suite to the master.

The hallway is spacious, light and airy, and leads into a reception room, and also into the open plan kitchen, living area to the rear.

The kitchen has an Aga which will be part of the sale and is a great feature to the kitchen.

The en-suite in the master bedroom adds a touch of luxury to this already impressive property.

Located in a desirable area, this detached house offers a perfect blend of modern living and classic charm. The property's elegant design and spacious layout make it a must-see for anyone in search of their dream home.

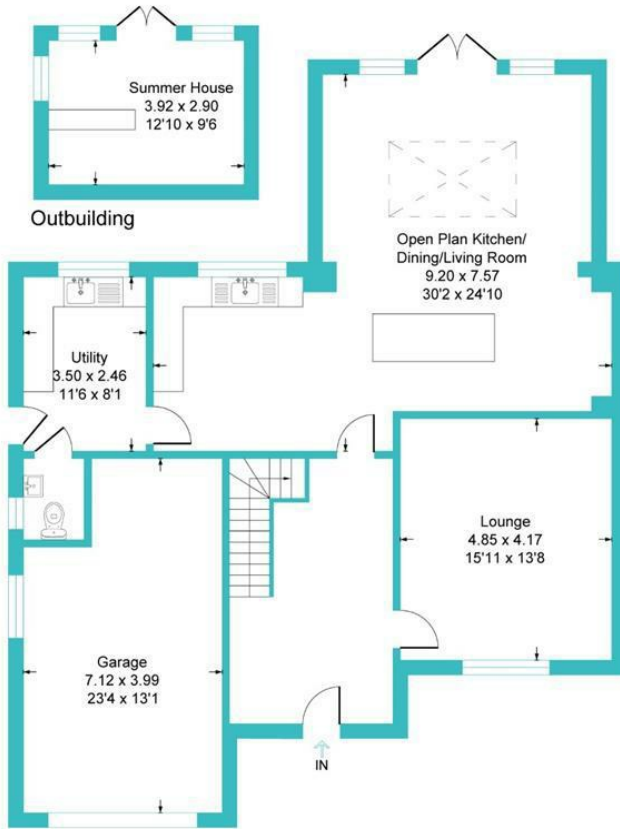
The rear garden is private and has room for outdoor furniture and also has a superb summer house,

Don't miss out on the opportunity to make this house your own - viewing is highly recommended. Contact us today to arrange a viewing and experience this exquisite property for yourself.

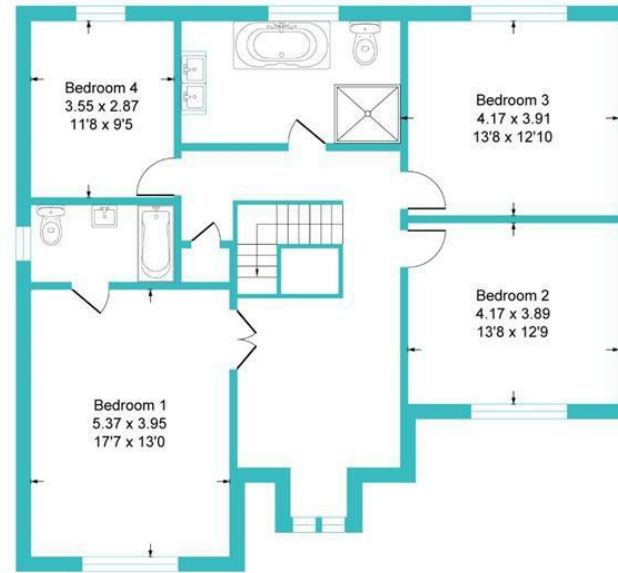


linkagency

Approximate Gross Internal Floor Area = 238.2 sq m / 2565 sq ft
Outbuilding Area = 11.3 sq m / 122 sq ft
Total Area = 249.5 sq m / 2687 sq ft



Ground Floor



First Floor

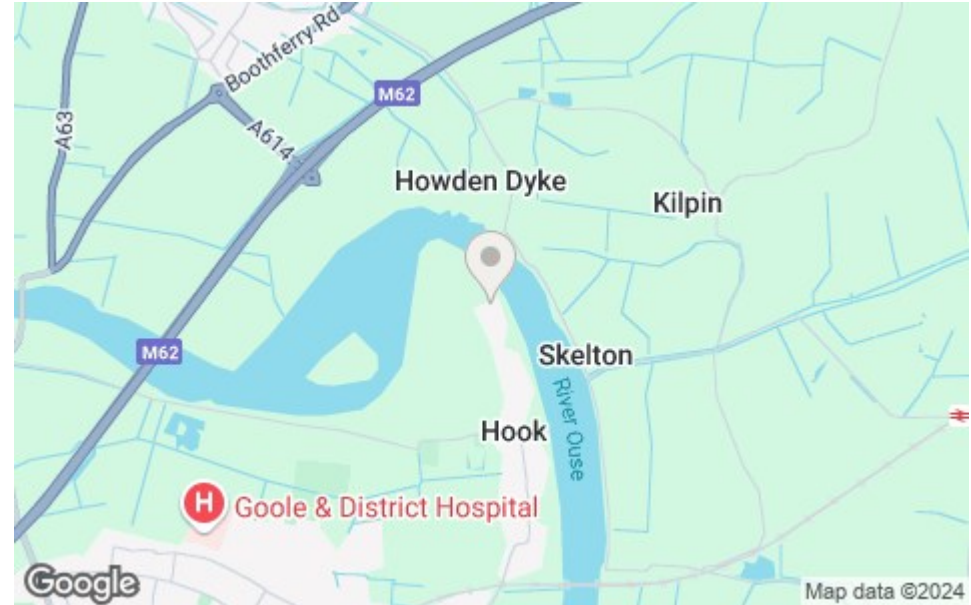
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: F

Tenure: Freehold

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	73	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Viewing

Please contact our office on 01405 768401 to arrange an appointment.

or email: enquiries@linkagency.co.uk

Link Agency, 93 Pasture Road, Goole, East Yorkshire, DN14 6BP, 01405 768401

The Particulars are set out as a general outline only for the guidance of intended purchasers, and do not constitute any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.