

linkagency



2, Roseacres, Hook, Goole, DN14 5PP
£300,000



- No onward chain
- Beautiful south facing gardens
- Village Location

- Conservatory
- Garage
- Immaculate throughout



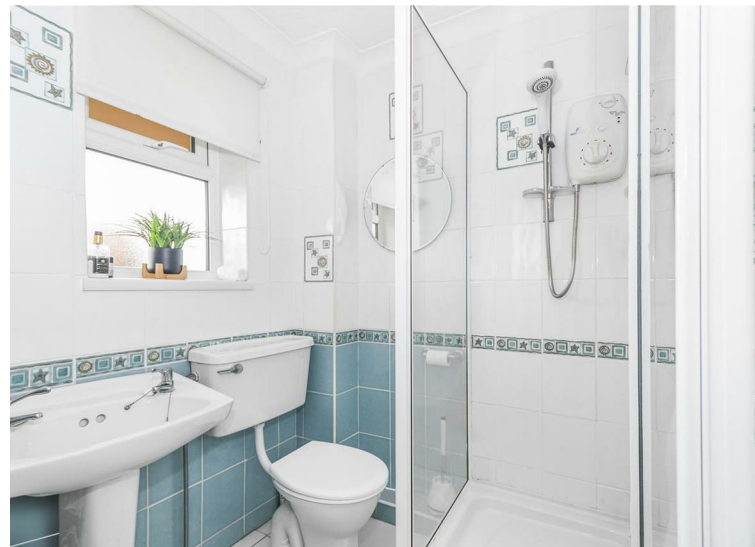
Description

Welcome to this charming property located in the picturesque village of Hook. This lovely three bedroom detached house boasts a delightful presentation with one reception room, three bedrooms, and kitchen. with the added bonus of a conservatory.

The property features a garage, providing convenient parking or extra storage space.

One of the highlights of this home is the beautiful gardens to the front and rear, offering a tranquil outdoor space where you can unwind and enjoy the fresh air. Having the benefit of additional land being acquired when originally built, proving a very spacious enclave on what is a desirable development.

Located in a village setting, this property offers a peaceful and close-knit community feel while still being within reach of essential amenities. Don't miss the opportunity to make this three-bedroom detached house your new home.



Approximate Gross Internal Floor Area = 111.0 sq m / 1195 sq ft

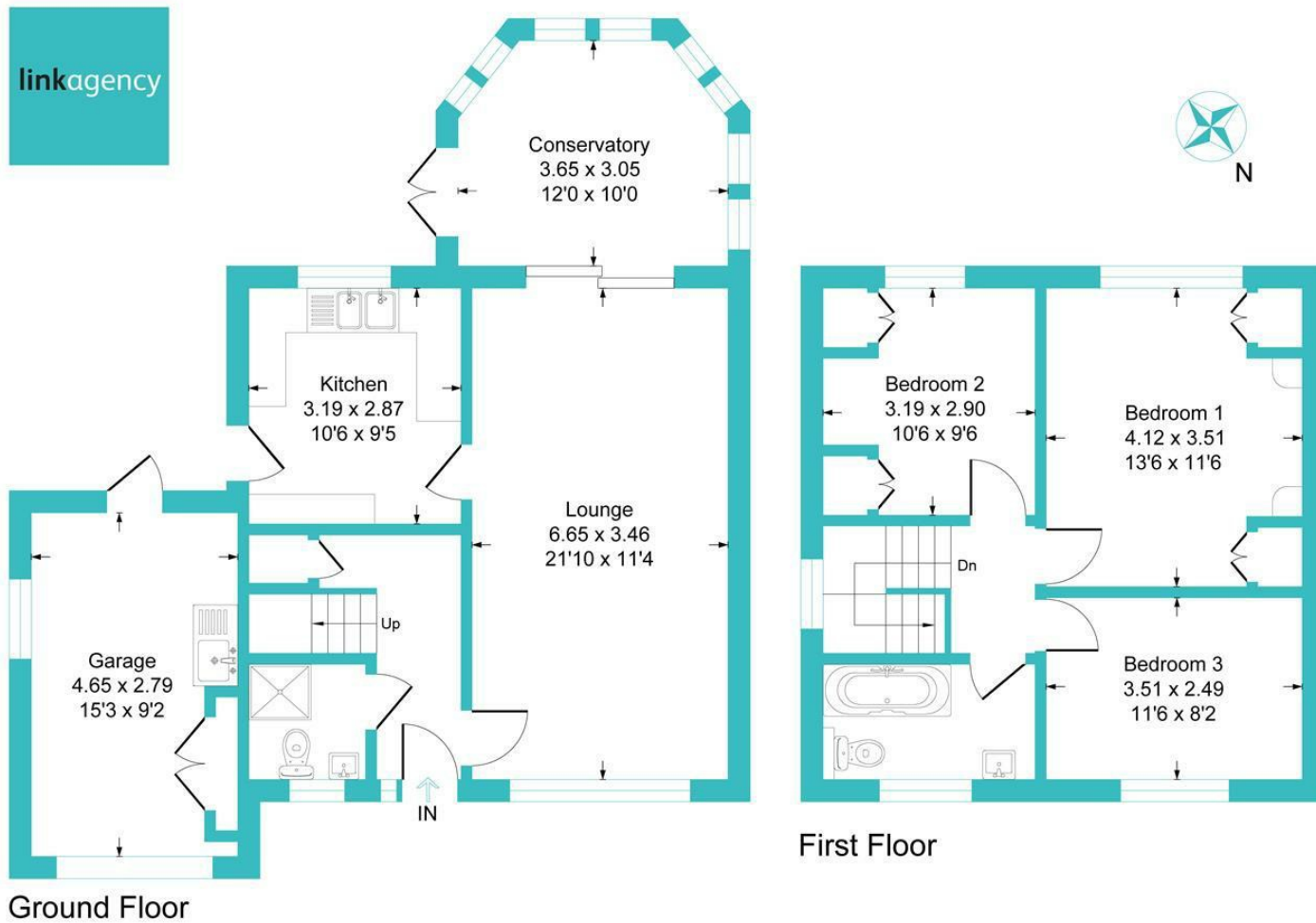




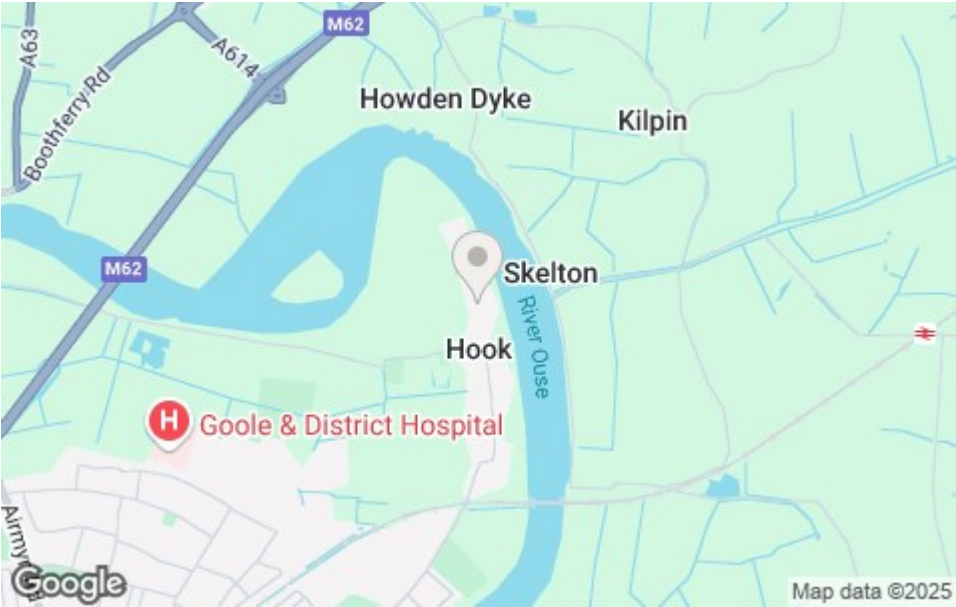
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band: D

Tenure: Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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		
(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

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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.