



Hook Road, Goole, Goole



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**OIRO £300,000**

- Detached
- Generous size backgarden
- Kitchen with Island
- Driveway & Garage
- Modernised
- 4 Bedrooms
- Freehold – Council tax band D
- EPC rating C



Entering the property from one of the side doors, this property comprises of 4 double bedrooms, whether you are starting or growing a family, this could be the perfect property for you!

As you enter the ground floor you have a nice and bright well executed hallway with a downstairs W/C at one side and a staircase that twists round the property at the other, opening the Lounge door you are greeted with a good size room that faces towards the front garden, this property has nice plastered walls that screams modern living throughout with the odd feature wall.

Walking through to the kitchen area that has been made into a great entertaining space, an island that sits in the centre of the kitchen with a high gloss finish to the units with integrated appliances and dishwasher. Leading from the kitchen you have double doors that open up into the landscaped south facing garden that isn't overlooked by the rear properties as they are bungalows making it a huge sun trap during the summer seasons. With a nice patio area that weaves round the garden leading to a nice shed for those gardening tools. Upstairs you have 4 double bedrooms, all bedrooms are done to a high standard giving plenty of space throughout the property. The family bathroom has a free-standing bath and tap, and a separate shower cubicle, the finish with its accent of colour is pleasing to the eye. The property also comprises of a driveway leading to a garage with electric roll doors and solar panels on the roof of the property reducing utility costs!



Entrance Hall 0.84m x 3.46m (2'10" x 11'5")

Lounge 3.82m x 5.3m (12'6" x 17'5")

Kitchen 5.3m x 4.28m (17'5" x 14'0")

WC 1.19m x 1.67m (3'11" x 5'6")

Bedroom One 2.54m x 4.17m (8'4" x 13'8")

Bedroom Two 2.54m x 3m (8'4" x 9'10")

Bedroom Three 2.42m x 4.33m (7'11" x 14'2")

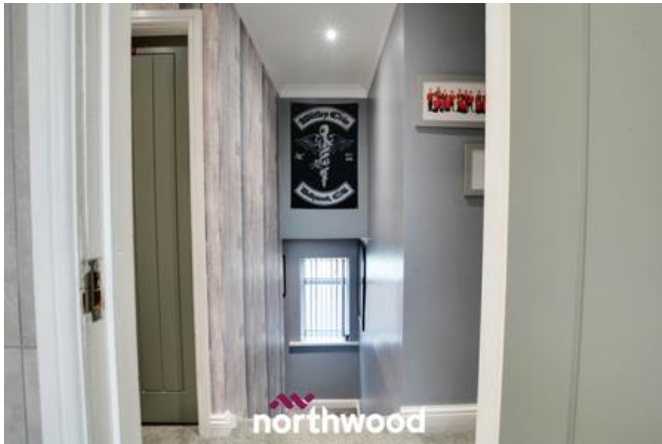
Bedroom Four 2.51m x 3.52m (8'2" x 11'6")

Bathroom 1.76m x 3.03m (5'10" x 9'11")

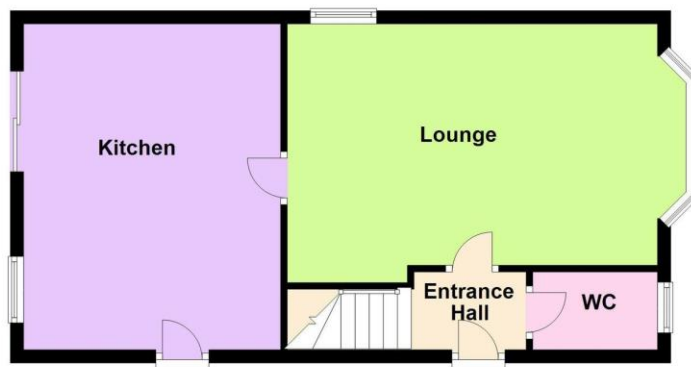
Garage

### Disclaimer

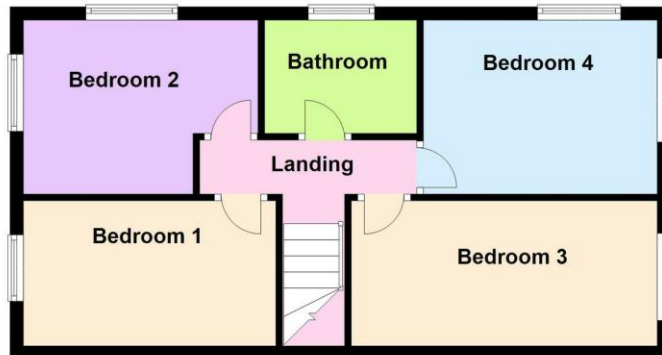
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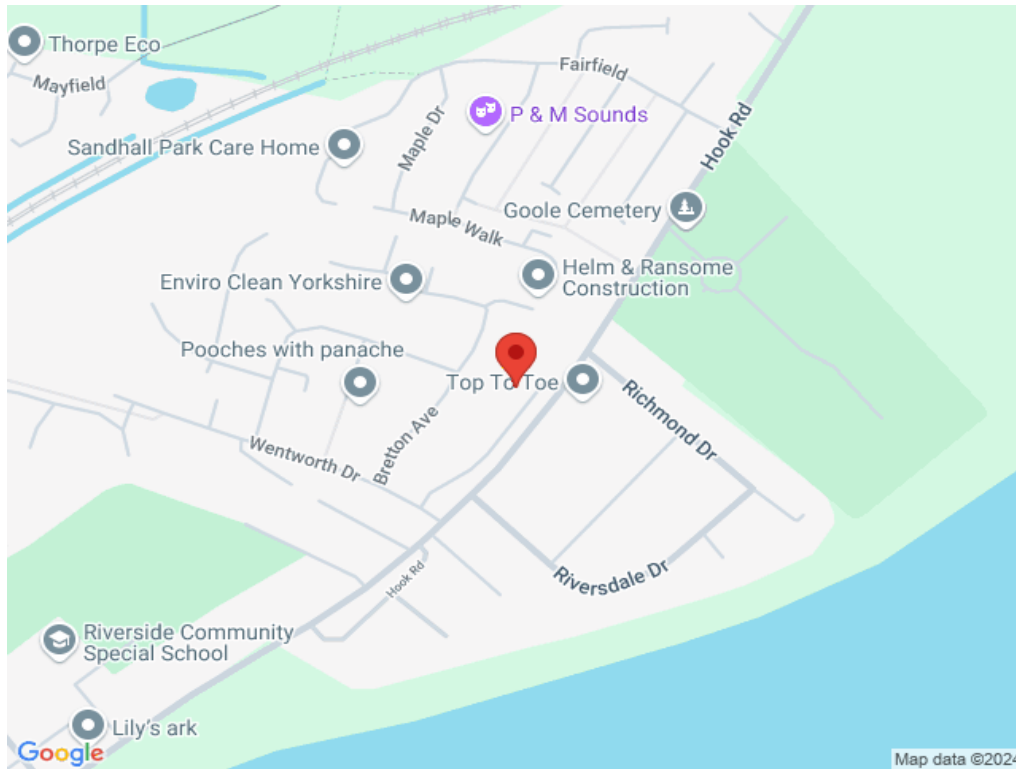


Ground Floor



First Floor





Northwood Goole

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