



25 High Street

Hook, Nr Goole, DN14 5NU

Asking Price Of £185,000

Property Features

- Superbly presented Cottage in sought after Village
- Lounge, Dining Kitchen & Garden Room
- 2 Double Bedrooms & Bathroom
- Gas CH, UPVC DG & good sized Garden to rear
- Recently refurbished and an ideal First Home



Full Description

SITUATION

The property is best approached from the Clock Tower roundabout in the centre of the Inland Port Town of Goole by taking North Street and then Hook Road into Hook. On entering the Village along Goole Road travel through the S bend into High Street where the property will be found on the left handside clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a superbly presented Semi-Detached Cottage being situated in the centre of the sought after residential Village of Hook which is within easy reach of the cities of Hull, York and Leeds and the M62 Motorway. The refurbished accommodation presently comprises:

GROUND FLOOR

ENTRANCE PORCH

Composite front door leading to:

LOUNGE 12' 6" x 12' 3" (3.81m x 3.73m)

Recessed fireplace with cast Iron wood burning stove on slate hearth. Radiator, beamed ceiling, pitched pine timber floor and staircase to the first floor.

DINING KITCHEN 13' 3" x 12' 6" (4.04m x 3.81m)

Extensive range of Shaker style units comprising Belfast sink, base units with worktops, pan drawers and wall cupboards. Built in oven and ceramic hob with extractor over. Integrated fridge, freezer, dishwasher and auto washer. Contemporary radiator, beam to ceiling and cupboard housing gas central heating boiler.



GARDEN ROOM 11' 9" x 10' 0" (3.58m x 3.05m)

Radiator, Velux roof light, downlighters, quarry tiled floor and French doors leading to the rear garden.

FIRST FLOOR

LANDING

This is approached via the spindled staircase from the Lounge and opening from the Landing are:

FRONT BEDROOM 12' 9" x 8' 0" (3.89m x 2.44m)

Radiator and cupboard overstairs.



REAR BEDROOM 13' 0" x 8' 9" (3.96m x 2.67m)

Radiator.

BATHROOM

White suite comprising panelled in bath, pedestal washbasin, and low flush WC. Shower overbath with folding side screen. Heated towel rail and part ceramic tiled walls.

TO THE OUTSIDE

Small forecourt with wrought iron railings to front. Good sized Cottage Garden to rear with patio area, greenhouse and shed.



SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.

None of the services or associated appliances have been checked or tested.

COUNCIL TAX

It is understood that the property is in Council Tax Band A, which is payable to the East Riding of Yorkshire Council.



VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.



OFFER PROCEDURE

If you are interested in this Property and wish to make an Offer then this should be made to the Townend Clegg & Co Office dealing with the Sale. I would point out that under the Estate Agency Act 1991, you will be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, before we can recommend your Offer to the Vendor. It will also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

PROPERTY TO SELL

Take advantage of our very competitive fees, ring 01405 762557 to arrange your Free Marketing Advice and Appraisal.

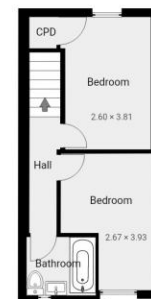
WHETHER BUYING OR SELLING LET US SMOOTH THE PATH TO YOUR NEW HOME.

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO₂) Impact Rating Graphs are shown.

FLOOR PLAN

These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. EPC247 DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements