



Kabala

Garth Lane, Hook, Nr Goole, DN14 5NR

Asking Price Of £325,000

Property Features

- Spacious Dormer Bungalow in sought after Village
- 19' Lounge, Dining Room, Breakfast Kitchen & Utility
- 3 Bedrooms, Bathroom & Shower Room
- Gas CH, UPVC DG, Garage & good sized Gardens
- Ideally placed for Hull, York, Leeds & M62

Full Description

SITUATION

From the Clock Tower roundabout in the centre of Goole take North Street and proceed around the sharp left hand bend into Hook Road. On entering the Village of Hook along Goole Road take the second left turn into Garth Lane. The property will be found on the right hand side clearly marked by one of our distinctive For Sale Boards.

THE PROPERTY

This consists of a spacious Detached Dormer Bungalow being situated in 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 accommodation presently comprises:

GROUND FLOOR

SPACIOUS ENTRANCE HALL

UPVC front door, radiator, 2 wall lights and pine open tread staircase to the first floor.

LOUNGE 19' 0" x 13' 9" (5.79m x 4.19m)

Gas fire, radiator and 3 wall lights.

DINING ROOM 13' 6" x 11' 9" (4.11m x 3.58m)

Radiator and patio doors to the rear garden.

BREAKFAST KITCHEN 13' 9" x 11' 0" (4.19m x 3.35m)

Range of units comprising sink unit, base units with tiled worktops, wall cupboards, larder unit and breakfast bar. Extractor hood, radiator and part ceramic tiled walls.

UTILITY ROOM 7' 9" x 7' 9" (2.36m x 2.36m)

Range of units comprising sink unit and base units with worktops. Plumbing for auto washer. Built in cupboard, radiator, part ceramic tiled walls, ceramic tiled floor and UPVC door to side.



FRONT BEDROOM 13' 3" x 11' 9" (4.04m x 3.58m)

Range of built in wardrobes, dressing table and bedside cabinets. Radiator.

SHOWER ROOM

Coloured suite comprising walk in shower, vanity washbasin and low flush WC. Radiator and ceramic tiled walls.

FIRST FLOOR

LANDING

This is approached via the pine open tread staircase from the Entrance Hall and opening from the Landing are:

FRONT BEDROOM 13' 6" x 13' 3" (4.11m x 4.04m)

Range of built in wardrobes, drawers and bedside cabinets. Radiator.

FRONT BEDROOM 13' 6" x 12' 0" (4.11m x 3.66m)

Range of built in wardrobes, drawers and bedside cabinets. Radiator.

BATHROOM

White suite comprising panelled in bath with mixer tap shower attachment, vanity washbasin and low flush WC with concealed cistern. Radiator, ceramic tiled walls and linen cupboard.

TO THE OUTSIDE

Integral GARAGE with up and over door to front and block paved driveway from Garth Lane providing ample additional parking.

Integral STORE

CAR PORT

2 Garden SHEDS

The property has good sized lawned gardens to front and rear together with a patio area at the rear.

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 E, 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 PLANS

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.

