



**Townend  
Clegg & CO**

CHARTERED SURVEYORS SINCE 1895

HENLEY HOUSE, 99 HOOK ROAD, GOOLE, DN14 5JT  
OFFERS IN REGION OF £475,000





#### SITUATION

'Henley House', 99 Hook Road, Goole, DN14 5JT will be found in a desirable residential area and enjoys views of Riverside Gardens and the River Ouse and will be found by leaving the Clock Tower round-a-bout south east into North Street and then into Hook Road and the property is on the left hand side at the junction of Hook Road with Ainsty Street.

#### DESCRIPTION

The property comprises a fine Edwardian spacious and extended detached residence completed in 1911 with later extensions and enjoys a wealth of period features. The property stands in approximately one third of an acre and the accommodation briefly comprises Spacious Hall, 17ft Sitting Room, 15ft Reception Room, Dining Area, 15ft Kitchen, Utility and Laundry Areas, 3 First Floor Double Bedrooms, House Bathroom and 2 Second Floor Bedrooms.

The market town of Goole is well situated with main line train station, good range of town facilities and easy access to the M62 at Junction 36 and the property is situated with easy access to riverside walks.



## ACCOMMODATION

**OPEN PORCH 8' 11" x 6' 2" (2.72m x 1.88m)**

Having original tiled floor.

**SPACIOUS HALL 13' 0" x 7' 10" (3.96m x 2.39m)**

Having ceiling moulding and coving, picture and dado rails, 12" skirting boards, central heating radiator and carpeting.

**UNDERSTAIRS STORE CUPBOARD 7' 9" x 4' 9" (2.36m x 1.45m) to extremes**

**SITTING ROOM 17' 1" x 14' 6" (5.21m x 4.42m) to extremes plus WALK-IN BAY 11' 10" x 4' 3" (3.61m x 1.3m) to extreme**

Having ceiling moulding and coving, picture rail, 12" skirting boards, retro tiled open fireplace, 2 central heating radiators and carpeting.

Having ceiling moulding and coving, picture rail, 12" skirting boards, tiled open fireplace, central heating radiator and carpeting.

**SECOND RECEPTION ROOM 15' 1" x 10' 8" (4.6m x 3.25m) to extremes plus WALK-IN BAY 10' 5" x 3' 10" (3.18m x 1.17m)**

Having PVCu multi pane double glazed windows, ceiling moulding and coving, picture rail, 12" skirting boards, tiled open fireplace, central heating radiator and carpeting and opening to:

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**DINING AREA 9' 7" x 7' 6" (2.92m x 2.29m)**

Having PVCu double glazed French Doors opening on to rear patio, PVCu double glazed windows, picture rail, central heating radiator and carpeting.

**KITCHEN 15' 0" x 11' 3" (4.57m x 3.43m)**

Having PVCu double glazed window overlooking the side garden, picture rail, large original feature cupboard with drawers under.

Range of fitted units comprising stainless steel 1 1/2 sink set in laminated working surface with cupboards and appliance space under.

Further large laminated working surface incorporating Hotpoint 4 ring gas hob with Hotpoint electric oven-grill, cupboards and drawers under and matching wall cupboards. Partial wall tiling. Central heating radiator, Ideal Mexico gas central heating boiler and cushion floor covering.

**REAR ENTRANCE/UTILITY 7' 4" x 7' 4" (2.24m x 2.24m)**

Having PVCu double glazed back door and window, working surface with cupboards, drawers and appliance space under. Carpet square flooring.





**LAUNDRY ROOM 7' 5" x 7' 5" (2.26m x 2.26m)**  
 Having PVCu double glazed window, stainless steel sink with cupboards under, working surface with cupboards and drawers under. Carpet square flooring. Separate W.C.

**STORAGE AREA 6' 8" x 3' 6" (2.03m x 1.07m)**  
 With spacious cupboard.

**STAIRCASE**

Staircase with mahogany banister rail leads to the half and spacious landing (8' 0" x 7' 10" )(2.44m x 2.39m) carpeted and leading to:



**MASTER BEDROOM 17' 1" x 14' 11" (5.21m x 4.55m) to extremes**

Having PVCu multi pane double glazed window and views over Riverside Park and the River Ouse, ceiling coving, picture rail, central heating radiator and carpeting.

**2ND BEDROOM 15' 1" x 10' 11" (4.6m x 3.33m) to extremes plus WALK-IN BAY 10' 6" x 3' 11" (3.2m x 1.19m)**

Having PVCu multi pane double glazed windows, ceiling coving, picture rail, central heating radiator and carpeting.



**3RD BEDROOM 15' 2" x 13' 0" (4.62m x 3.96m) to extremes**

Having PVCu multi pane double glazed windows overlooking the rear garden, fitted bedroom furniture, built-in 2 door wall cupboard, central heating radiator and carpeting.

**BATHROOM 8' 10" x 6' 10" (2.69m x 2.08m)**

Having PVCu double glazed multi pane window, ceiling spot lights, suite of panelled bath, walk-in shower with Bristan Glee electric shower, vanity wash basin and W.C. unit with cupboards. Airing cupboard housing cylinder with immersion heater, tiled walls, towel radiator and carpeting.

**2ND STAIRCASE**

Having banister rail and with half and full landing and carpeting and leading to:

**4TH BEDROOM 14' 11" x 8' 5" (4.55m x 2.57m)**

Having part slope ceiling, Velux style double glazed window, sink unit with cupboard under, central heating radiator and carpeting.



#### 5TH BEDROOM 11' 1" x 6' 1" (3.38m x 1.85m)

Having part slope ceiling, Velux style double glazed window, central heating radiator and carpeting

#### OUTSIDE

##### SIDE & FRONT GARDENS

Pedestrian access from Ainsty Street leads to side and front gardens with patios and established shrubs.

##### REAR GARDEN

Large rear and side gardens with extensive paved patio area with covering and 2 patio heaters, lawns, rockery and flower borders with established shrubs and conifers. Vegetable growing area with 3 greenhouses and pre-cast storage shed 15' 10" x 9' 3" (4.83m x 2.82m)

##### GARAGE 17' 0" x 12' 1" (5.18m x 3.68m)

Substantial Brick Built Garage with access off Ainsty Street with remote control roller shutter door and Tool Store (8' 1" x 6' 0" (2.46m x 1.83m)

##### 2ND GARAGE 15' 10" x 8' 0" (4.83m x 2.44m)

Having up and over door and accessed off Ainsty Street.

#### SERVICES

Mains services of water, electricity, gas and drainage are installed. Gas central heating served by the boiler in the kitchen. The property enjoys modern PVCu double glazing as detailed.

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

#### VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

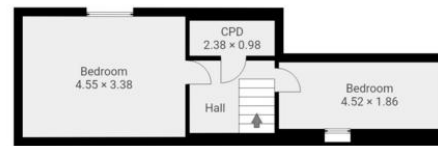
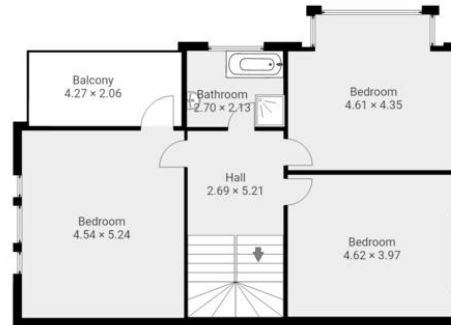
#### OUTGOINGS

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

#### 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.





**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

**ENERGY PERFORMANCE GRAPH**

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown

**PROPERTY TO SELL**

Take advantage of our very competitive fees, ring 01430 432211 to arrange your Free Marketing Advice and Appraisal.

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

**ESTATE AGENTS ACT**

It should be noted that in accordance with the Estate Agents Act that the owner is a relative of a Partner of Townend Clegg & Co.