



1 Park View, Hook, Goole, DN14 5DF
Offers In The Region Of £675,000
EPC: C

This highly individual and substantial detached residence is located in the highly regarded village of Hook. The property offers five bedroom accommodation plus a one bedroom annexe making this a versatile property and an ideal home for a larger family extending to approx. 4000sqft. Outside the property offers off street parking for numerous vehicles, a double garage and carport and a south facing rear garden. With high quality fixtures and fittings throughout this property is a must view to appreciate what's on offer.

- Highly individual detached property
- Five bedrooms (two with en-suite)
- One bedroom annexe
- Four reception rooms
- Impressive dining kitchen
- Ideal home for a larger family extending to approx. 4000sqft
- High quality fixtures and fittings throughout
- Block paved driveway, double garage and carport
- South facing rear garden
- Viewing is an absolute must to appreciate the property on offer

DESCRIPTION

This large five bedroom property with a one bedroom annexe extends to approx. 4000 sqft and incorporates gas central heating (new boiler installed 2023), uPVC double glazing and a security alarm and offers substantial family accommodation comprising;

ENTRANCE HALL

57" x 5'11" Max

Composite entrance door. Karndean flooring. One central heating radiator.

W.C.

6'9" x 4'9" Max

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC. Karndean flooring. White contemporary style radiator. Large walk in cloakroom.

SNUG ROOM

16'9" x 12'3"

A feature Inglenook fireplace with a stone hearth. Stair way leading to the first floor. Karndean flooring. One central heating radiator.

LOUNGE

14'11" x 19'6"

Dual aspect room with a window to the front and bi-fold doors to the rear that lead into the rear garden. A media wall with space for a flat screen TV and sound bar, and houses a contemporary style electric fire. One central heating radiator.

GAMES ROOM

11'8" x 15'11" Max

Bay window. Storage cupboard. One central heating radiator.

DINING KITCHEN

19'6" x 15'7" Max

A comprehensive range of modern fitted units with solid wood 'Chilcomb Pebble' doors from Howdens Kitchens. The units have granite work surfaces and matching upstands. The units incorporate a twin Belfast sink. Centre island to match the kitchen with waterfall edge granite work surfaces and houses the four ring 'Neff' induction hob with built in extractor, two wine coolers under and a breakfast bar. Integrated appliances include two electric ovens with 'Slide & Hide' doors, a dishwasher and a fridge freezer. Large pantry store. Tiled floor. Grey contemporary style radiator. Bi-fold doors lead into the rear garden.

FAMILY ROOM

12'1" x 16'7"

The measurements plus the depth of the bay window. A composite door provides access into the rear garden. Tiled floor to match the kitchen. Grey contemporary style radiator.

LOBBY

4'5" x 5'9" Max

Composite door leads to the side of the property. Tiled floor.

UTILITY ROOM

4'5" x 5'9"

A comprehensive range of modern fitted units with solid wood 'Fairford Navy' doors from Howdens Kitchens. The units have granite work surfaces and matching upstands. The units incorporate a grey composite sink with an integral drainer. A tiled purpose built dog bath with a mains fed shower over. Plumbing for an automatic washing machine. Space for a tumble dryer. Loft access. One central heating radiator. Composite door leads to the side of the property. Tiled floor.

MAIN LANDING

Two 'Velux' windows. Two central heating radiators. Storage cupboard. Loft access.

MASTER BEDROOM

12'3" x 14'11"

To the rear elevation. One central heating radiator.

EN-SUITE BATHROOM

4'7" x 6'9"

A modern white suite comprising a free standing bath tub with a shower fitment to the bath taps, a vanity wash basin with storage under and a low flush WC. Tiled walls and floor. Grey heated towel rail.

BEDROOM TWO

16'2" x 11'7" Max

A bay window to the front elevation. One central heating radiator.

EN-SUITE SHOWER ROOM

4'7" x 6'9"

A modern white suite comprising a corner shower cubicle with a mains fed shower, a vanity wash hand basin with storage under and a low flush WC. Grey heated towel rail. 'Velux' window.

BEDROOM THREE

9'7" x 14'4"

To the rear elevation. Bi-fold doors separate bedrooms three and four, but could be used as one large bedroom if required. One central heating radiator.

BEDROOM FOUR

9'6" x 15'4"

To the front elevation. One central heating radiator.

DRESSING ROOM (BEDROOM FIVE)

7'11" x 6'9"

Currently used as a dressing room. Bay window with views over the rear garden. One central heating radiator.

BATHROOM

7'11" x 6'9"

A modern white suite comprising a walk in shower cubicle with a mains fed shower, a vanity wash hand basin with drawers under and a low flush WC. Tiled walls and floor. Cupboard housing the hot water cylinder. Grey heated towel rail.

ANNEXE

LOBBY

6'5" x 6'5"

Composite entrance door. Stair way leading the first floor. Under stairs storage cupboard. Tiled floor. One central heating radiator. Internal door leads into the double garage.

GYM

9'7" x 17'5"

Cupboard housing the gas central heating boiler. Tiled floor. One central heating radiator.

LANDING

6'5" x 17'7"

Loft access. One central heating radiator.







