



18 Hudscroft Drive, Hook, DN14 5AG

£240,000

EPC: C

**\*\*NEW PRICE\*\*** With stunning views over the River Ouse to the rear is this modern three storey semi detached house. Located in a cul-de-sac in the heart of the village of Hook this three bedroom property would make a fantastic family home. The property offers substantial accommodation set over three floors and includes high quality fixtures and fittings and a viewing is highly recommended to appreciate the property and location on offer.

- Modern three storey semi detached house
- Stunning river views to the rear
- Three double bedrooms
- Modern fitted kitchen with integrated appliances
- Ground floor WC
- First floor lounge with stunning views
- Master bedroom with en-suite shower room
- Integral garage and driveway
- Enclosed rear garden
- Viewing highly recommended

#### DESCRIPTION

This modern semi detached house incorporates gas central heating and uPVC double glazing and offers three storey family accommodation comprising;

#### ENTRANCE HALL

6'5" x 16'0"

Composite entrance door. Stair way leading to the first floor. One central heating radiator.

#### W.C

3'1" x 6'2"

A modern white suite comprising a wash hand basin inset into a vanity unit with storage under and a low flush WC with a tiled surround. White heated towel rail.

#### DINING KITCHEN

14'11" x 9'6"

A modern fitted kitchen with a comprehensive range of base and wall units having grey shaker style fronts and laminated worktops with matching upstands and tiled surrounds. The units incorporate a stainless steel single drainer sink, a four ring ceramic hob with an electric oven under and a concealed cooker hood over. Integrated appliances include a fridge, freezer, wine cooler, dishwasher and a washing machine. Cupboard housing the gas central heating boiler. White heated towel rail. uPVC glazed door leads into the rear garden.

#### LANDING

5'10" x 13'1"

Stair way leading to the second floor. One central heating radiator.

#### LOUNGE

14'11" x 15'7" max.

Fantastic river views. Three central heating radiators.

#### BEDROOM THREE

10'0" x 8'11"

To the front elevation. One central heating radiator.

#### LANDING

9'1" x 3'2"

Loft access.

#### BEDROOM ONE

9'1" x 13'3"

Two Velux windows to the rear elevation. Recessed fitted wardrobes. One central heating radiator.

#### EN-SUITE SHOWER ROOM

5'2" x 5'7"

A modern white suite comprising a corner shower cubicle with a mains fed shower and tiled interior, a pedestal wash hand basin and a low flush WC with a tiled surround. White heated towel rail. Velux window to the rear elevation.

#### BEDROOM TWO

10'1" x 15'1" max.

To the front elevation. Airing cupboard housing the hot water cylinder. Built in storage cupboard. One central heating radiator.

#### BATHROOM

8'7" x 5'8"

A modern white suite comprising a panelled bath with a shower fitment to the bath taps and a fold away shower screen to the bath side, a pedestal wash hand basin and a low flush WC with a tiled surround. White heated towel rail.

#### GARAGE

8'2" x 16'0"

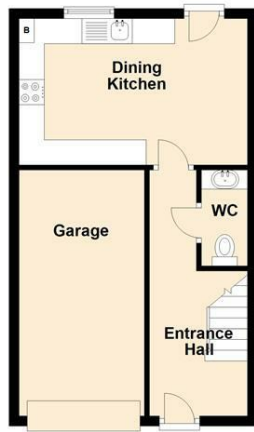
Integral garage with a metal up and over vehicular door. Light and power.

#### GARDENS

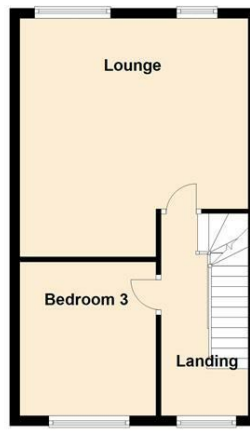
To the front of the property there is a driveway providing off street parking and access to the garage. A paved pathway leads to the front entrance door and extends along the side of the property to the timber gate which provides access into the rear garden.

To the rear of the property there is a fully enclosed garden which is mainly laid to lawn with a small paved area. A slate chip path leads to the bottom of the garden where there is a timber gate that provides access onto the River bank.

Ground Floor



First Floor



Second Floor











