



Havelock House, 81 Hook Road, Goole, DN14 5JN

£400,000

EPC: D

Boasting an array of original features is this period detached house located on Hook Road providing fantastic views over the River Ouse to the front. Built in CIRCA 1908 the property offers substantial accommodation set over three floors and offers five bedroom accommodation. With a range of outbuildings, enclosed rear garden, garage and driveway this property has so much to offer. Viewing is highly recommended to appreciate the potential this fantastic property has to offer. No upward chain.

- Period detached house
- Five bedrooms plus dressing room
- Built in CIRCA 1908
- Fantastic river views to the front
- Boasting an array of original features
- Brick built outbuildings
- Driveway and garage to the side
- So much potential on offer
- Viewing highly recommended
- No upward chain

#### DESCRIPTION

This period detached house incorporates gas central heating and original timber framed windows, some with stained glass panels, solar panels, and offers substantial five bedroom accommodation set over three floors comprising;

#### ENTRANCE VESTIBULE

6'11" x 4'3"

Decorative tiled floor. Original timber entrance door with feature stained glass panels.

#### ENTRANCE HALL

7'7" x 2'4"

Stair way leading to the first floor with a spindled balustrade. Tiled fireplace. Tiled floor. Coving to the ceiling. One central heating radiator.

#### SITTING ROOM

16'11" x 14'11"

The measurements plus the depth of the bay window. A stone fire surround housing a gas fire. Decorative ceiling panels. Coving to the ceiling. One central heating radiator.

#### DINING ROOM

17'10" x 14'11"

The measurements plus the depth of the bay window. A mahogany fire surround with an open fire grate and original tiled inset and hearth. Decorative ceiling panels. Coving to the ceiling. One central heating radiator.

#### CLOAK ROOM

7'2" x 5'5"

A period white wash hand basin and low flush WC.

#### REAR LOBBY

3'9" x 8'3"

Timber door to the rear garden. Under stairs storage cupboard. Tiled floor.

#### OFFICE/STUDY

8'5" x 11'1"

The measurements plus the entrance area. Fitted cupboards and shelves. One central heating radiator.

#### BREAKFAST ROOM

14'11" x 11'11"

A tiled fire surround housing an electric fire. Original oak storage cupboard with drawers under. One central heating radiator.

#### KITCHEN

16'6" x 10'0"

A range of fitted base and wall units with laminated worktops and tiled work surrounds. The units incorporate a stainless steel one and half bowl single drainer sink and stainless steel cooker hood. Doorway to the pantry. Timber door to the outbuildings.

#### PANTRY

14'1" x 6'6"

Wall mounted gas central heating boiler (around 4-5 years old). Fitted shelves.

#### LANDING

16'6" x 8'10" max.

Feature stained glass window to the rear elevation. Stair way to the second floor. Coving to the ceiling. One central heating radiator.

#### BEDROOM ONE

17'11" x 13'3"

The measurements plus the depth of the bay window to the front elevation. Original decorative fire surround housing a gas fire. A shower cubicle with an electric shower. Period wash hand basin. Coving to the ceiling. One central heating radiator.

#### DRESSING ROOM/BEDROOM SIX

8'10" x 12'5"

With a doorway from bedroom one and a separate door from the landing this room is currently used as a bedroom but would also make an ideal dressing room or potential en-suite bathroom. Glazed doors lead onto the balcony. A fire surround with decorative moulded birds and mirror over with a tiled hearth housing a gas fire. Coving to the ceiling. One central heating radiator.

#### BEDROOM TWO

16'9" x 14'11"

To the front elevation. A timber fire surround with a tiled hearth housing a gas fire. Wash hand basin. Original recessed storage cupboard. Coving to the ceiling. One central heating radiator.

#### BEDROOM THREE

10'11" x 14'7"

To the rear elevation. Fireplace with a tiled hearth housing a gas fire. Coving to the ceiling. One central heating radiator.

#### BATHROOM

10'11" x 11'10"

A traditional white suite comprising a cast iron bath with an electric shower over and a wash hand basin. Walls tiled to half height. Towel rail. Airing cupboard housing the hot water cylinder. One central heating radiator.

#### W.C.

3'6" x 7'8"

A white low flush W.C.

#### LANDING

16'5" x 8'10"

#### BEDROOM FOUR

16'11" x 14'8"

To the front elevation. A fireplace surround with a tiled hearth housing a gas fire. Original corner storage cupboards, one housing the header tank. One central heating radiator.

#### BEDROOM FIVE

11'11" x 14'9"

To the rear elevation. A fireplace with a tiled hearth housing a gas fire. One central heating radiator.

#### BOX ROOM/STORE ROOM

14'10" x 6'11"

Eaves storage cupboard. Roof window.

#### COAL STORE

16'9" x 3'9"

Ground Floor



First Floor



Second Floor







