



133 High Street, Hook, Goole, DN14 5PJ

Fixed Asking Price £595,000

EPC: C

This stunning period property was built in CIRCA 1920 and more recently extended and refurbished to an extremely high standard. Whilst retaining many original features the property also offers modern and substantial family living. Offering four bedroom accommodation and standing within a good size plot in a quiet village location, the property is a must view to truly appreciate the everything on offer, and the quality of the fixtures and fittings.

- Stunning detached house
- Two storey extension to the rear
- Built in CIRCA 1920
- Retaining lots of original features, charm and character
- Modern and substantial family living
- Standing within good size private gardens
- Four double bedrooms
- Open plan kitchen/family room
- Viewing is an absolute must
- Quiet village location

#### DESCRIPTION

This beautifully presented detached house incorporates gas central heating and uPVC double glazing and offers ideal family accommodation comprising:

#### ENTRANCE VESTIBULE

50" x 22"

Double timber entrance doors. Tiled floor. Timber glazed door leads into the hallway.

#### HALL

12'10" x 11'3"

Stairway leading to the first floor. Under stairs storage cupboard. Timber effect laminate flooring. Covings to the ceiling. One central heating radiator.

#### CLOAK ROOM

27" x 3'10"

Timber effect laminate flooring to match the hall. One central heating radiator.

#### SITTING ROOM

14'11" x 18'11" max

A free standing fire surround. Timber glazed double doors lead into the office. Stripped and varnished oak floorboards. Covings to the ceiling. Two central heating radiators.

#### DINING ROOM

12'10" x 14'0"

uPVC French doors with side screens lead into the rear garden. Timber effect laminate flooring. Covings to the ceiling. Two central heating radiators.

#### OFFICE

11'8" x 9'2"

Timber effect laminate flooring. One central heating radiator. uPVC part glazed door leads into the rear garden.

#### DAY ROOM

11'4" x 11'5"

Original chimney recess storage cupboards and drawers. Timber effect laminate flooring to match the hall. One central heating radiator.

#### KITCHEN/FAMILY ROOM

21'7" x 24'9" max

Kitchen - A modern range of base and wall units with grey high gloss fronts having laminated worktops and tiled surrounds. The units incorporate a stainless steel one and half bowl sink, and a four ring induction hob with a downdraft extractor fan. Integrated appliances include a double oven, fridge, freezer and dishwasher. Unit unit lighting. Ceramic tiled floor throughout.

Family room - Feature corner log burner. Three Velux windows. Two central heating radiators. uPVC French doors lead into the rear garden.

#### REAR LOBBY

27" x 9'4"

uPVC part glazed door. Ceramic tiled floor to match the kitchen.

#### UTILITY ROOM

4'5" x 8'3"

A range of fitted base and wall units with white high gloss fronts having laminated worktops and matching upstands. Cupboard housing the gas central heating boiler. Plumbing for an automatic washing machine. Ceramic tiled floor.

#### W.C.

2'11" x 8'9"

A modern white suite comprising a vanity wash hand basin with storage under and a low flush WC. Ceramic tiled floor. Chrome heated towel rail.

#### GALLERIED LANDING

12'10" x 13'10"

Original fitted storage cupboard. Loft access. Covings to the ceiling. One central heating radiator.

#### BEDROOM TWO

12'11" x 14'0"

To the rear elevation. Covings to the ceiling. One central heating radiator.

#### BEDROOM THREE

9'3" x 12'7"

To the rear elevation. Covings to the ceiling. One central heating radiator.

#### BEDROOM FOUR

9'3" x 12'5" max

To the front elevation. Covings to the ceiling. One central heating radiator.

#### BATHROOM

12'2" x 7'9" max

A modern white suite comprising a bath tub with a shower fitment to the bath mixer tap, a wash hand basin and low flush WC inset into a vanity unit with storage under, and a walk in shower cubicle with a mains fed shower. Tiled walls and floor. Original chrome heated towel rail

#### MASTER BEDROOM

15'9" x 11'9"

The measurements plus the entrance area. To the rear elevation. Covings to the ceiling. One central heating radiator.

#### DRESSING ROOM

8'3" x 5'1"

Hanging rails and shelving. One central heating radiator.

#### EN-SUITE BATHROOM

8'1" x 5'9"

A modern white suite comprising a bath tub with a shower fitment to the bath taps, a wash hand basin inset into a granite vanity unit with storage cupboards under, and a low flush WC. Tiled walls and floor. Chrome heated towel rail.

#### STORE

8'11" x 13'0"

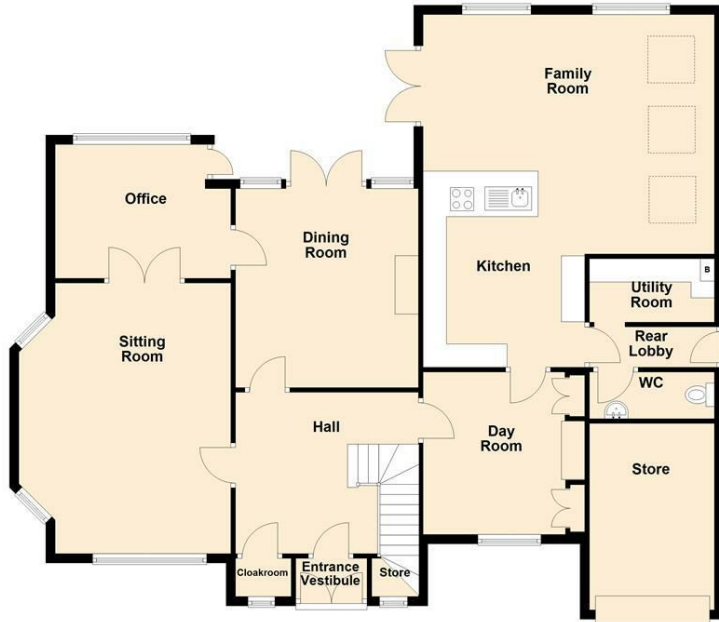
Attached brick built store (the former garage) with a metal up and over door. Light and power.

#### GARDENS

To the front of the property there is a driveway with double metal gates from the roadside providing off street parking for up to four vehicles. The lawned garden provides a high degree of privacy surrounded by mature bushes, trees and hedging. A timber gate to the side of the property provides access to log storage area.

To the rear of the property there is a fully enclosed and extremely private garden which is mainly laid to lawn with a large Indian stone paved seating area. Security and decorative garden lighting. A timber summerhouse with light and power and an attached undercover seating area provide an all weather entertaining space. Beyond the mature trees and bushes there is a further secluded garden laid to lawn which

**Ground Floor**  
Approx. 143.4 sq. metres (1543.6 sq. feet)



Total area: approx. 239.1 sq. metres (2574.1 sq. feet)

**First Floor**  
Approx. 95.7 sq. metres (1030.5 sq. feet)







